



# 22, St Francis Court

Shefford,  
Bedfordshire, SG17 5RU  
£175,000

country  
properties



A two bedroom first floor duplex apartment set within the heart of Shefford within walking distance to local amenities.

- Offered with no upward chain
- Ideal Investment with approx rental income of £1,050pcm
- Allocated off road parking
- Security intercom system
- Ideal first time buy
- Just a short stroll to amenities

Ground Floor

Communal Entrance

Multi pane double glazed window to rear. Stairs raising to first floor.

Entrance Hall

Wood effect flooring. Radiator. Stairs raising to second floor. Under stairs storage space. Multi pane double glazed window to side. Security intercom system.

Kitchen/Breakfast Room

9' 9" x 7' 6" (2.97m x 2.29m) Wall and base units with roll edge worksurfaces over. Inset one and a half stainless steel sink and drainer unit with swan neck mixer tap over. Space for gas cooker with extractor hood over. Tiled splashbacks. Space and plumbing for washing machine. Space for fridge freezer. Multi pane double glazed window to side. Wall mounted gas boiler. Wood effect flooring. Radiator.

Living Room

13' 11" x 9' 3" (4.24m x 2.82m) Two multi pane double glazed windows to front. Radiator. Wood effect flooring.



First Floor

Landing

Loft access. Doors into all rooms.

Bedroom 1

10' 0" x 9' 9" (3.05m x 2.97m)

Multi pane double glazed window to side. Radiator. Airing cupboard housing hot water tank and shelving with hanging rail.

Bedroom 2

9' 2" x 6' 11" (2.79m x 2.11m)

Multi pane double glazed window to front. Radiator.

Bathroom

Suite comprising panel enclosed 'P' shaped bath with main electric shower over. Low level concealed cistern wc, vanity wash hand basin. Wood effect flooring. Obscure multi pane double glazed window to front. Chrome heated towel rail. Fully tiled walls.

Parking

Allocated parking for one car plus further visitors spaces.

Agents Note

The owner has advised us that the lease will be renewed to 99 years. We await confirmation of the annual ground rent and service charge. We advise any buyer to check this information with their legal representative prior to exchange of contracts.

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries @mortgagevision.co.uk

PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES

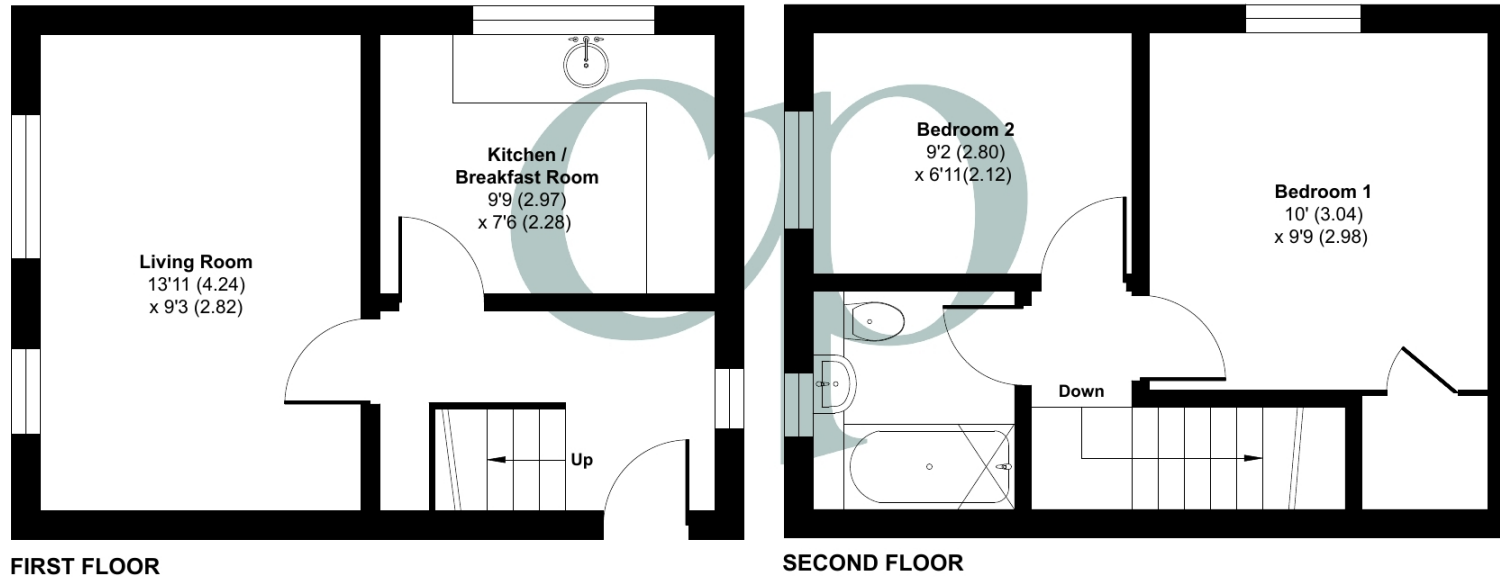


Approximate Area = 534 sq ft / 49.6 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©ncthemcom 2025. Produced for Country Properties. REF: 1253213

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## Viewing by appointment only

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