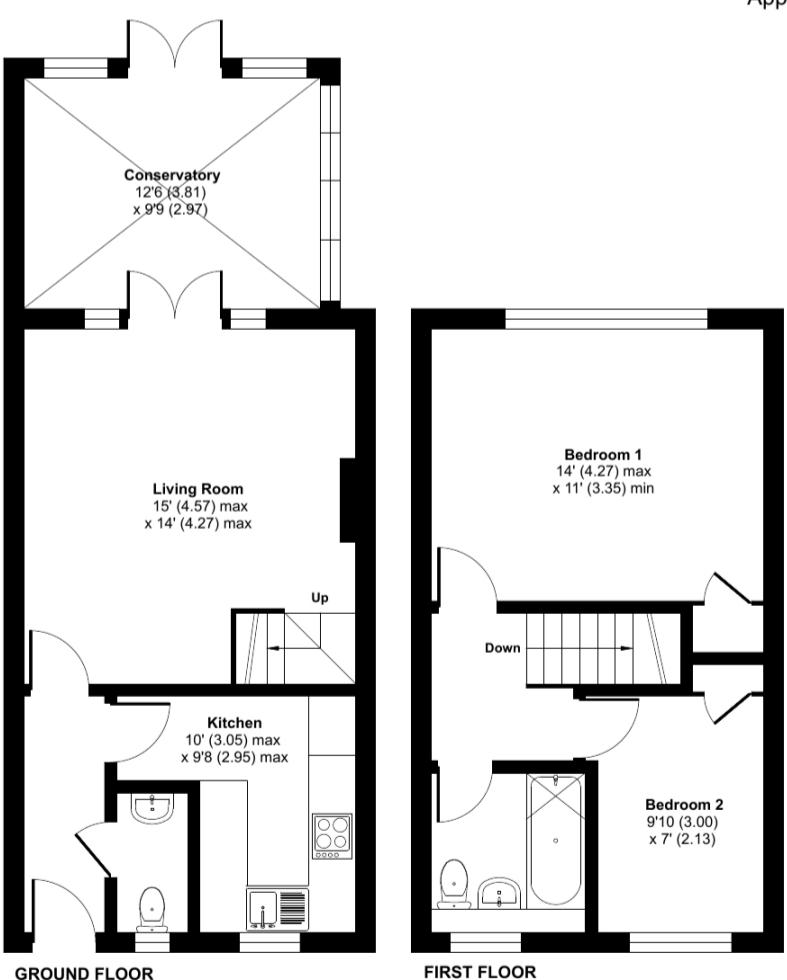




Approximate Area = 846 sq ft / 78.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022. Produced for Country Properties. REF: 805038

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

Country Properties | 46-48, High Street | SG17 5DG
T: 01462 811822 | E: shefford@country-properties.co.uk
www.country-properties.co.uk

Set on a small development in a quiet cul-de-sac this two bedroom semi detached home is offered in excellent condition throughout.

- Fantastic presentation - Just move in!
- Double glazed 12ft conservatory with glass roof
- 14ft Master bedroom
- Block paved driveway provides off road parking
- Quiet cul-de-sac location
- Ideal investment opportunity with potential rental income of approx. £1,150 pcm

GROUND FLOOR

Entrance Hall

Doors into cloakroom and kitchen.

Cloakroom

Suite comprising wash hand basin and low level flush wc. Obscure double glazed window to front.

Kitchen

10' 0" (max) x 9' 8" (max) (3.05m x 2.95m) A range of wall and base units with marble effect worksurfaces and complementary tiled splashbacks. Inset stainless steel sink with drainer and swan neck mixer tap over. Wall cupboard housing gas boiler. Stainless steel gas hob with oven under and stainless steel extractor hood over. Space and plumbing for washing machine. Radiator. Double glazed window to front.

Living/Dining Room

15' 0" (max) x 14' 0" (max) (4.57m x 4.27m) Feature fireplace with electric fire inset. Wood effect flooring. Stairs rising to first floor accommodation. Radiator. Double doors with sidelights opening into the conservatory.



Conservatory

12' 6" x 9' 9" (3.81m x 2.97m) Double glazed construction on brick base with double glazed windows and French doors opening onto the rear garden. Ceramic tiled floor.

FIRST FLOOR

Landing

Access to 3/4 boarded loft space. Doors to all rooms.

Bedroom 1

14' 0" (max) x 11' 0" (min) (4.27m x 3.35m) Double glazed window to rear. Radiator. Storage cupboard.

Bedroom 2

9' 10" x 7' 0" (3.00m x 2.13m) Double glazed window to front. Radiator. Storage cupboard.

Family Bathroom

Three piece suite comprising low level flush wc, pedestal mounted wash hand basin and panel enclosed bath. Fully tiled walls and ceramic tiled flooring. Shaver point. Radiator. Obscure double glazed window to front.

OUTSIDE

Front Garden

Laid to lawn with footpath to front door and leading to the side of property providing gated access to the rear garden. Block paved driveway to front providing parking for one car.

Rear Garden

Laid mainly to lawn with mature shrub border and footpath to rear patio with storage shed. Fully enclosed with gated access to the front.

Agent Note:

The owner informs us there is a service charge for the upkeep of the road of £84 per annum. We would advise any potential buyer to check this information with their legal representative prior to exchange of contracts.

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

