

# 1, Eisenhower Place

Chicksands,  
Bedfordshire, SG17 5TD  
Offers in excess of £300,000

COUNTRY PROPERTIES

PART OF HUNTERS



Make your mark on this three double bedroom end of terrace property with two allocated parking spaces on the ever popular Chicksands development.

The property is offered with no upward chain and offers the potential to modernise and adapt the current layout, subject to any necessary planning consents.

- CHAIN FREE - must be viewed!
- Three double bedrooms with built in wardrobes
- 26ft lounge/dining room with patio doors leading onto rear garden
- Gate from rear garden provides access to lots of green communal open spaces
- Two allocated parking spaces
- Just a short stroll into the heart of Shefford and local schooling and amenities

## GROUND FLOOR

### Entrance Hall

Stairs rising to first floor accommodation with under stairs storage cupboard. Doors into living room and kitchen/dining room

### Kitchen

13' 4" x 7' 10" (4.06m x 2.39m) A range of wall and base units with worksurfaces over and tiled walls. Inset stainless steel double sink with drainer and mixer tap over. Space and plumbing for washing machine and dishwasher. Wall mounted gas boiler. Space for cooker. Radiator. Double glazed window to front.

### Living/Dining Room

26' 11" (max) x 14' 7" (max) (8.20m x 4.45m) Double glazed window and sliding doors opening onto the rear garden. Turning stairs to first floor. Two radiators.

### First floor

### Landing

Wood flooring. Doors into all rooms.





## Bedroom 1

14' 4" (max) x 13' 5" (max) (4.37m x 4.09m) Fitted double wardrobe. Radiator. Wood flooring. Double glazed window to rear.

## Bedroom 2

12' 3" x 10' 1" (3.73m x 3.07m) Fitted double wardrobe. Radiator. Wood flooring. Double glazed window to rear.

## Bedroom 3

14' 4" (max) x 9' 6" (max) (4.37m x 2.90m) Fitted double wardrobe. Radiator. Wood flooring. Double glazed window to front.

## Family Bathroom

White suite comprising panel enclosed bath with shower over, low level flush wc and vanity wash hand basin. Tiled walls. Obscure double glazed window to front.

## OUTSIDE

### Store

6' 0" x 5' 4" (1.83m x 1.63m)

### Front Garden

Lawn area to front with footpath to front door.

## Rear Garden

Laid mainly to lawn with paved patio area and shrub borders. Fully enclosed with gated access to rear

AGENTS NOTE: The owner advises that a service charge is payable for the property of £1,152.41 per annum, this covers water, sewerage and grounds maintenance. We advise any interested party to confirm this with their legal representative.

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

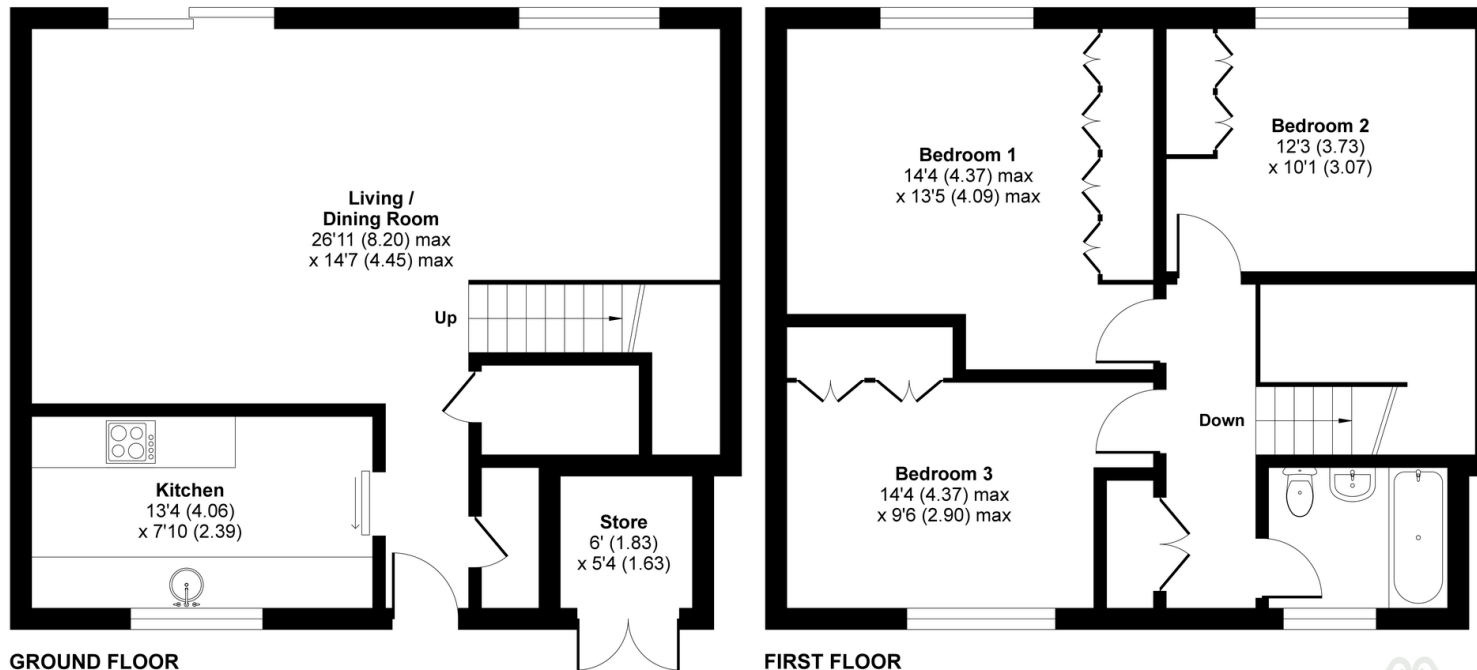


Approximate Area = 1172 sq ft / 108.9 sq m  
 Outbuilding = 27 sq ft / 2.5 sq m  
 Total = 1199 sq ft / 111.4 sq m

For identification only - Not to scale



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 to 100) <b>A</b>		89
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		71
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
England, Wales & N.Ireland		EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Country Properties. REF: 709912



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

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