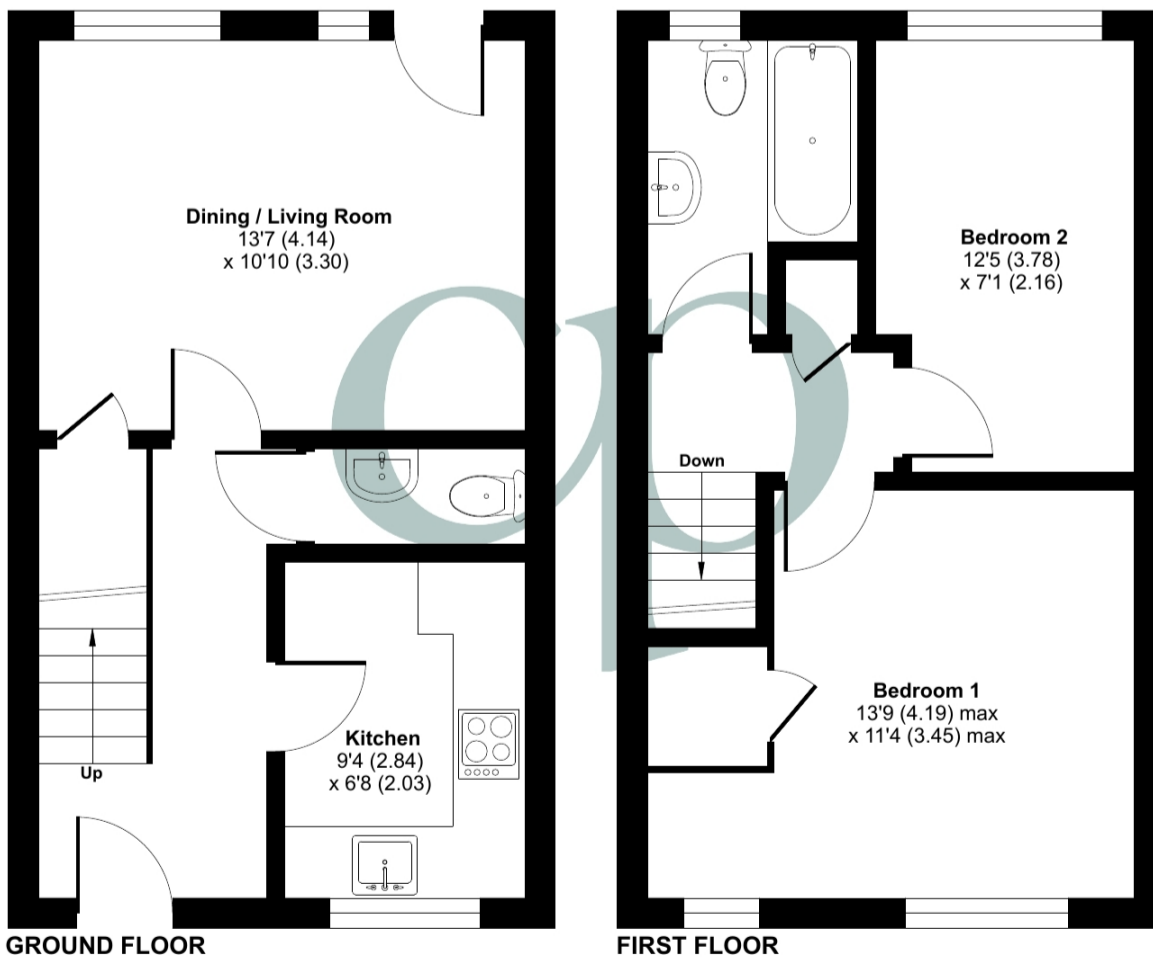




Approximate Area = 644 sq ft / 59.8 sq m  
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			97
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1152032

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

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

This 2 bedroom 30% shared ownership property built by Bloor homes is set in a quiet cul-de-sac, yet only a short riverside stroll to the centre of Shefford.

- Short upward chain already in place
- Living/dining room with door opening onto the rear garden
- Fitted shutters to both bedrooms
- Ground floor cloakroom
- Allocated parking space for 1 car to the front of property
- Well regarded local schooling
- Riverside walks along the Millennium Meadow on your doorstep

## GROUND FLOOR

### Entrance Hall

Stairs rising to first floor accommodation. Radiator. Doors into kitchen, cloakroom and living/dining room.

### Kitchen

9' 4" x 6' 8" (2.84m x 2.03m) A range of wall and base units with complementary worksurfaces and upstands. Inset stainless steel sink with drainer and mixer tap over. Fitted electric oven and hob with stainless steel splashback and extractor hood over. Space for fridge/freezer. Space and plumbing for washing and slimline dishwasher. Wood effect flooring. Radiator. Double glazed window to front.

### Cloakroom

Suite comprising low level wc and pedestal wash hand basin with tiled splashback. Radiator. Wood effect flooring.

### Living/Dining Room

13' 7" x 10' 10" (4.14m x 3.30m) Double glazed door, with sidelight opening to rear garden. Double glazed window to rear, with fitted shutters. Radiator. Understairs storage cupboard.

## OUTSIDE

### Landing

Access to loft space. Airing cupboard housing gas boiler. Doors into all rooms.



### Bedroom 1

13' 9" x 11' 4" (4.19m x 3.45m) Two double glazed window to front, with fitted shutters. Radiator. Bulkhead storage cupboard.

### Bedroom 2

12' 5" x 7' 1" (3.78m x 2.16m) Double glazed window to rear, with fitted shutters. Radiator.

### Bathroom

Three piece suite comprising panel enclosed bath with mains shower over, low level wc and pedestal wash hand basin. Shaver point. Radiator. Partially tiled walls and wood effect flooring. Obscure double glazed window to rear

## OUTSIDE

### Front Garden

Laid to slate with planted shrubs with footpath to front door. External light. Off road parking to front of property for 1 car.

### Rear Garden

Laid mainly to lawn with paved patio and paved pathway to rear. Garden shed to remain. Up/down lighter. Gated access to rear.

## AGENT NOTE:

The vendor informs us the following:

This property is being sold on a 30% shared ownership basis with Grand Union Housing. The current rent charge is £391.58 per month

Lease is 99 years from July 2015. Service charge: £81.47 per month

We advise any buyer to confirm this information with their legal representative prior to exchange of contracts.

The buyer/s will need to be approved via Grand Union Housing and fit their criteria - further information is available on request.

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

