



# 84, Ampthill Road

Shefford,  
Bedfordshire, SG17 5BB  
£240,000

country  
properties

This 2 bedroom cottage is offered with No upward chain and is well presented throughout with a good size garden and just a short walk into Shefford town centre and amenities.

- Re-fitted Kitchen recently installed
- \*\* OFFERED WIH NO UPWARD CHAIN\*\*
- Ideal investment opportunity with approximate rental income of £1,100 pcm
- New carpets and decorated throughout
- Good size rear garden
- Master bedroom with storage cupboards

#### Ground Floor

#### Living Room

12' 0" x 11' 11" (3.66m x 3.63m)  
Double glazed window to front.  
Wood effect flooring. Radiator.

#### Kitchen

12' 0" x 8' 1" (3.66m x 2.46m) A range of wall & base units with roll edge worksurfaces over. Built in electric oven & electric hob with glass splashback. Space & plumbing for washing machine. Stairs raising to first floor. Under stair storage space for fridge freezer. Radiator. Cupboard housing wall mounted gas boiler (serviced 1st March 2026). Double glazed window to rear. Door leading to rear garden. Opening to rear lobby. Folding double doors into bathroom.

#### Bathroom

Comprising panel enclosed bath, pedestal wash hand basin, WC. Tiled splashbacks. Radiator. Obscure double glazed window to rear.



First Floor

Landing

Bedroom 1

12' 1" x 12' 0" (3.68m x 3.66m)

Double glazed window to front.

Radiator. Loft access.

Bedroom 2

9' 1" x 8' 1" (2.77m x 2.46m)

Double glazed window to rear.

Radiator.

Outside

Rear Garden

Paved patio area. Laid mainly to lawn. Gated pedestrian access over neighbouring properties and pedestrian access for neighbouring properties.

Agents Note

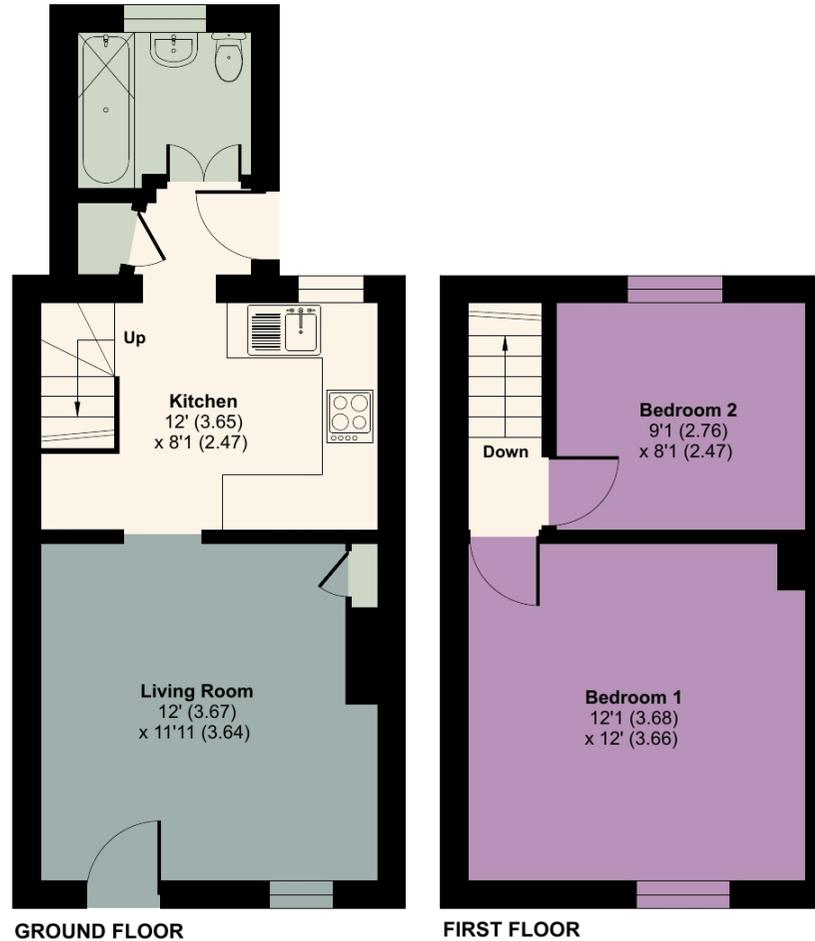
For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries@mortgagevision.co.uk.

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



Approximate Area = 552 sq ft / 51.2 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄che.com 2026. Produced for Country Properties. REF: 1419851



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](http://www.country-properties.co.uk)

# country properties