VIDEO

Key Features

• NO CHAIN - Quick Move available! • Central location - seconds walk to shops • Staggered terrace of just three • Two double bedrooms • Garage at the rear with door to garden • Hardscape garden - low maintenance! • Windows, doors & combi boiler new 2013 • See WALK-THROUGH VIDEO here…

Description

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* NO CHAIN - Quick move available! * Two double bedrooms * GARAGE at the back (door into garden) * Fitted kitchen with appliances * Central location: shops, supermarket, pub/restaurants all within minutes walk * Double glazing and gas rad central heating * See WALK-THROUGH VIDEO here....

A particularly spacious home with a separate dining area, two double bedrooms and a garage at the rear. It is in a staggered terrace of just three and located just seconds walk from High Street facilities including shops, supermarkets, pubs and restaurants. It represents an ideal first time buy with all significant work completed including new windows, doors and loft-located combi boiler all done in 2013. Kitchen and bathroom are both smart and ready to use. The garage is a particular convenience as it is directly behind with a personal door straight into the garden. The garden offers a hard-scape, low maintenance surface which is pleasantly softened by well-planted borders and is barely overlooked.

Location

Shefford is an expanding market town in Central Bedfordshire, south-east of the county town of Bedford and just 3 miles from the border with Hertfordshire. It was established as far back as the 13th Century as a market place alongside fords over the town"s rivers (River Hit and River Flit which runs in to the River Ivel). The A507 bypass road provides ready access to the A1(M) to the east and Milton Keynes to the west. Shefford has an attractive market town feel with a broad High Street, numerous shops, pubs and restaurants, a good size central supermarket, petrol station and other commercial facilities as well as schools (Ofsted "good" and "outstanding") for all ages.
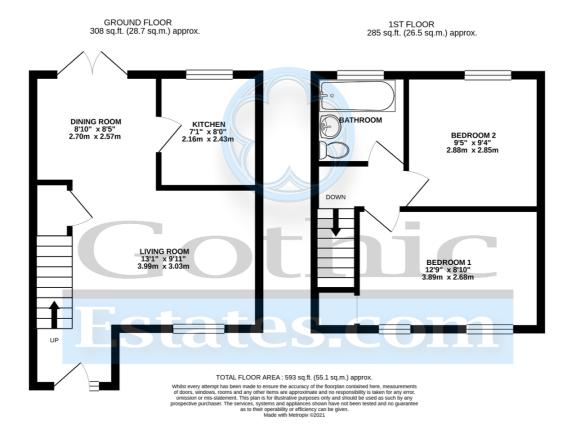
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GROUND FLOOR
308 sq.ft. (28.7 sq.m.) approx.

1ST FLOOR
285 sq.ft. (26.5 sq.m.) approx.

DINING ROOM
8'10" x 8'5"
2.70m x 2.57m

KITCHEN
7'1" x 8'0"
2.16m x 2.43m

BATHROOM

BEDROOM 2
9'5" x 9'4"
2.88m x 2.85m

DOWN

LIVING ROOM
13'1" x 9'11"
3.99m x 3.03m

BEDROOM 1
12'9" x 8'10"
3.89m x 2.68m

UP

TOTAL FLOOR AREA : 593 sq.ft. (55.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements
of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error,
omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any
prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee
as to their operability or efficiency can be given.
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Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83| B
69-80	C		
55-68	D	58| D	
39-54	E		
21-38	F		
1-20	G		