



Fowlers Drive, Shefford

CHANDLERS



## 3 Fowlers Drive

Meppershall, Shefford, SG17 5NJ

Guide Price £400,000



3 Bedrooms



1 Bathrooms



1 Reception Rooms



EPC Rating Band C

A spacious three bedroom family home within this popular Bedfordshire village. Positioned within a small modern cul-de-sac and benefiting from a garage en-bloc.

Accommodation comprises entrance hall, cloakroom, large sitting room with pretty bay window to front, dining room overlooking the rear garden, fitted kitchen and utility area. Upstairs are three bedrooms, two with fitted wardrobes as well as a family shower room. (EPC Rating C, Central Bedfordshire Council, Tax band C)

- Three bedroom family home
  - Popular Village location
    - Cloakroom
- Sitting room with bay window
  - Dining room
- Kitchen with utility area
  - Three bedrooms
  - Family Bathroom
  - Garage en-bloc







Approximate Gross Internal Area  
 Ground Floor = 52.7 sq m / 567 sq ft  
 First Floor = 44.6 sq m / 480 sq ft  
 Total = 97.3 sq m / 1,047 sq ft

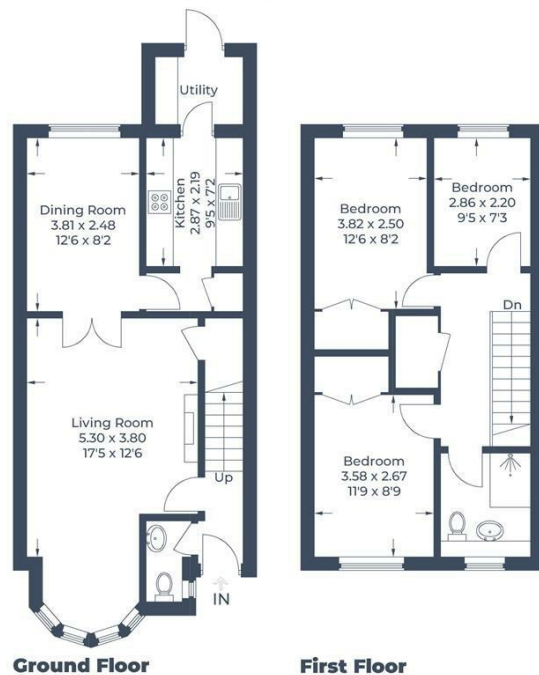


Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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### Disclaimer

While we believe the details provided to be correct, we do not guarantee their accuracy. Prospective buyers should verify all information independently before making any decisions. No responsibility is taken for any errors, omissions, or misstatements.

## Additional/Material Information

- Local Authority is Centrals Bedfordshire
- Council tax Band C
- Tenure – Freehold
- Mains Gas, Water, Electricity



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC