



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### Viewing

Please contact our Shefford Office on 01462 814087

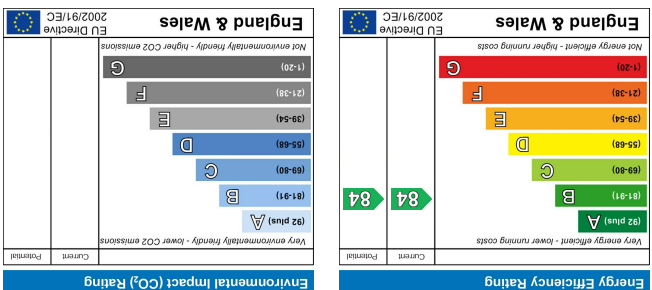
if you wish to arrange a viewing appointment for this property or require further information.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any 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  
Made with Metropix ©2021



Floor Plan

### Energy Efficiency Graph



Area Map



Scotgrange Meadow,  
Shefford | Beds  
£283,000



## Ground Floor

### Entrance Hall

Composite entrance door, large storage cupboard, additional storage cupboard.

### Kitchen

Well fitted kitchen with a range of base and eye level units with quartz top work surfaces, inset stainless steel sink with mixer tap, integrated electric oven with induction hob and stainless steel extractor hood over, integrated fridge/freezer, plumbing for washing machine, inset spotlights, uPVC double glazed windows to front and rear.

### Living Room

uPVC double glazed window to front, radiator.

### Bedroom One

uPVC double glazed window to front, radiator, fitted cupboard, extensive range of fitted wardrobes with shelving and hanging space.

### Bedroom Two

uPVC double glazed window to front, radiator.

### Bathroom

White suite comprising of panelled bath with wall mounted tap, large fully tiled double shower cubicle with wall mounted shower, wall mounted w.c, wall mounted wash hand basin in vanity unit, fully tiled walls, heated towel rail, tiled floor, uPVC double glazed window to rear.

### Outside



## Front Garden

Driveway providing off road parking for two cars, fully enclosed paved patio area, gated access to rear garden.

## Rear Garden

Fully enclosed rear garden laid to a paved patio.

## Agents Notes

Joint owner of Freehold. (No ground rent to pay)

Council Tax band B.

Annual service charge £250.00. Please check these details via your solicitors.

