



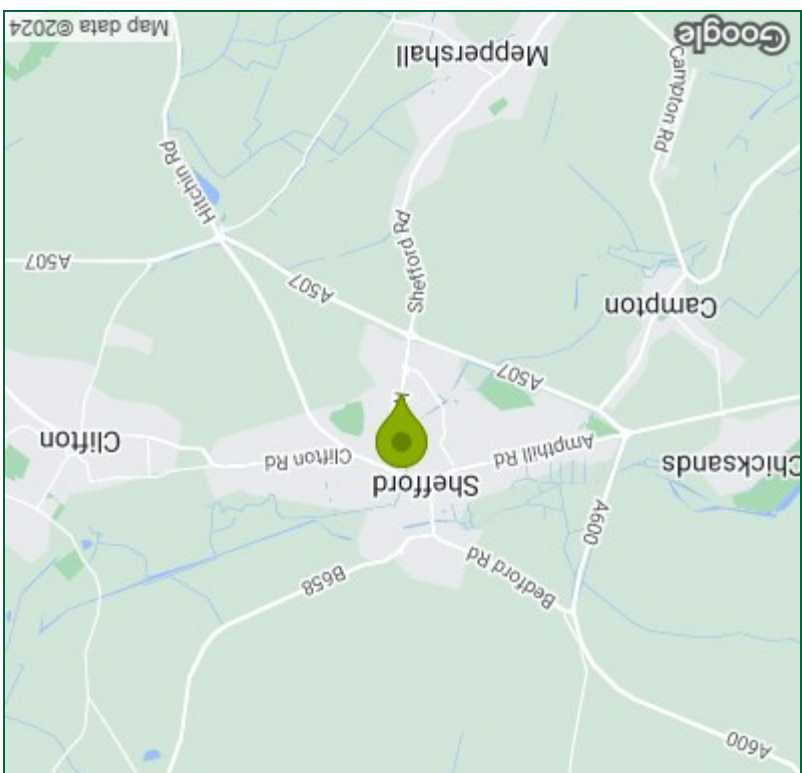
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### Viewing

Please contact our Shefford Office on 01462 814087 if you wish to arrange a viewing appointment for this property or require further information.

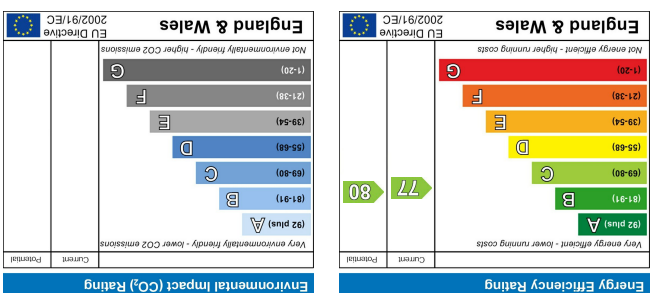


Floor Plan

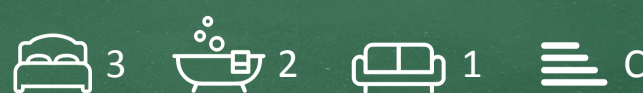


Area Map

### Energy Efficiency Graph



Bridge View,  
Shefford | Beds  
OFFERS OVER £350,000





#### Entrance Hall

Entrance door, stairs to first floor, radiator, wood effect flooring, understairs storage cupboard.

#### Cloakroom

White suite comprising of low level w.c, pedestal wash hand basin with tiled splashback, radiator, tiled flooring.

#### Kitchen/diner

12'3" x 9'8"

A well fitted kitchen with a range of base and eye level units with roll top work surfaces, one and a half stainless steel sink unit with mixer tap, integrated eye level double oven, integrated dishwasher, fridge/freezer, gas hob with stainless steel chimney hood over, tiled splash back, radiator, tiled floor, window to front.

#### Living Room

18'6" x 8'11"

French doors to garden, radiator, wood effect flooring, window to rear.

#### Landing

Access to all first floor rooms.

#### Bedroom One

9'4" x 9'0"

Window to front, radiator, fitted sliding door wardrobe, door to:-

#### En-suite

Suite comprising of fully tiled shower cubicle with wall mounted shower, low level w.c, wash hand basin with tiled splash back, radiator.



#### Bedroom Two

9'1" x 7'11"

Window to front, radiator.

#### Bedroom Three

9'4" x 5'8"

Window to rear, radiator.

#### Bathroom

White suite comprising of panel enclosed bath, low level w.c, pedestal wash hand basin, part tiled walls, tiled floor, radiator, window to rear.

#### Front Garden

Tarmac driveway providing off road parking for two cars, gated access to rear, garden, path to front door.

#### Rear Garden

A beautifully landscaped, low maintenance garden with paved patio area, rest laid to artificial lawn, gated access to front, personal door to garage.

#### Garage

Up and over door, power and light, personal door to garden.

#### Agents Notes

Freehold.

Council tax band D.

Annual service charge £178.75 per annum.

