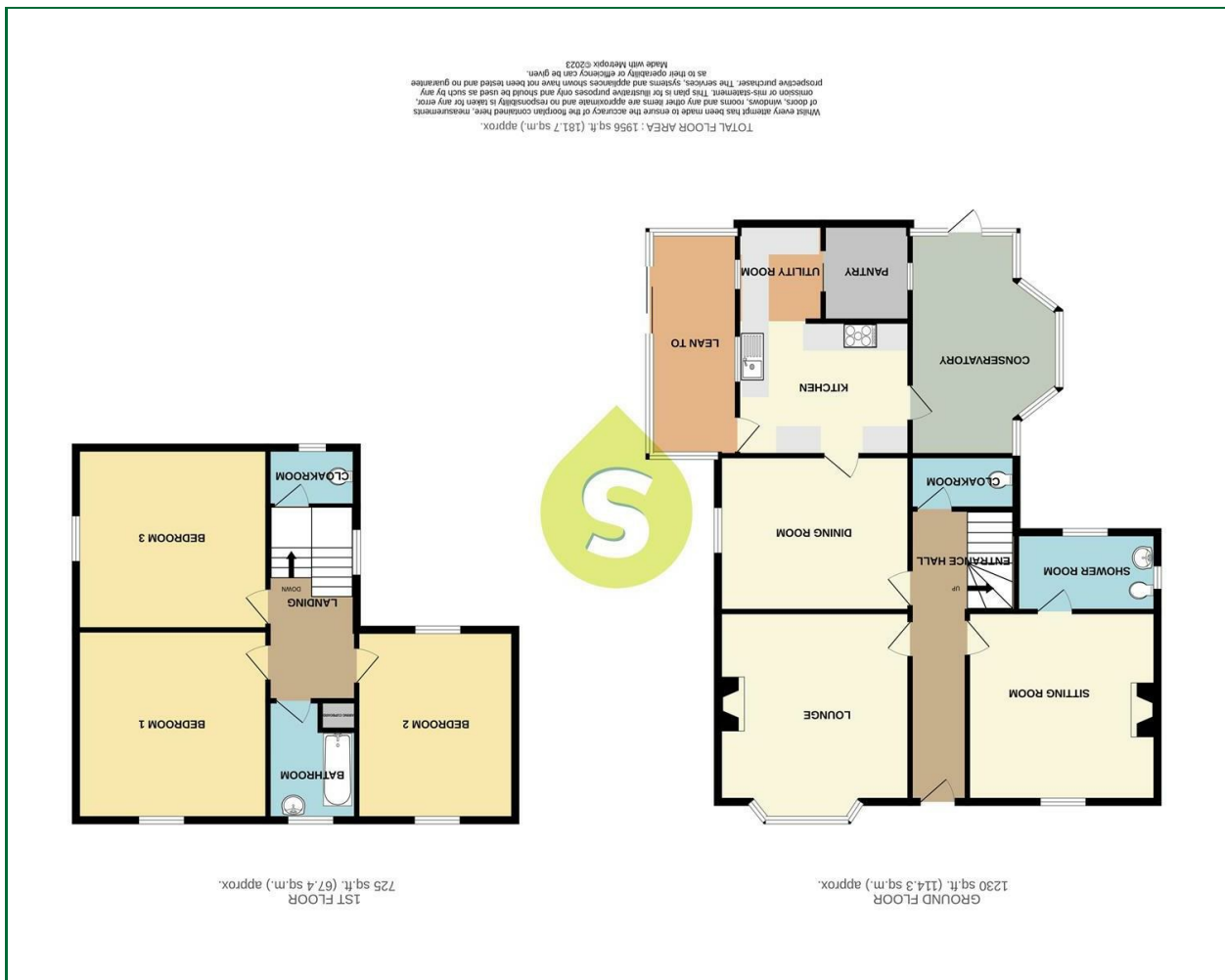




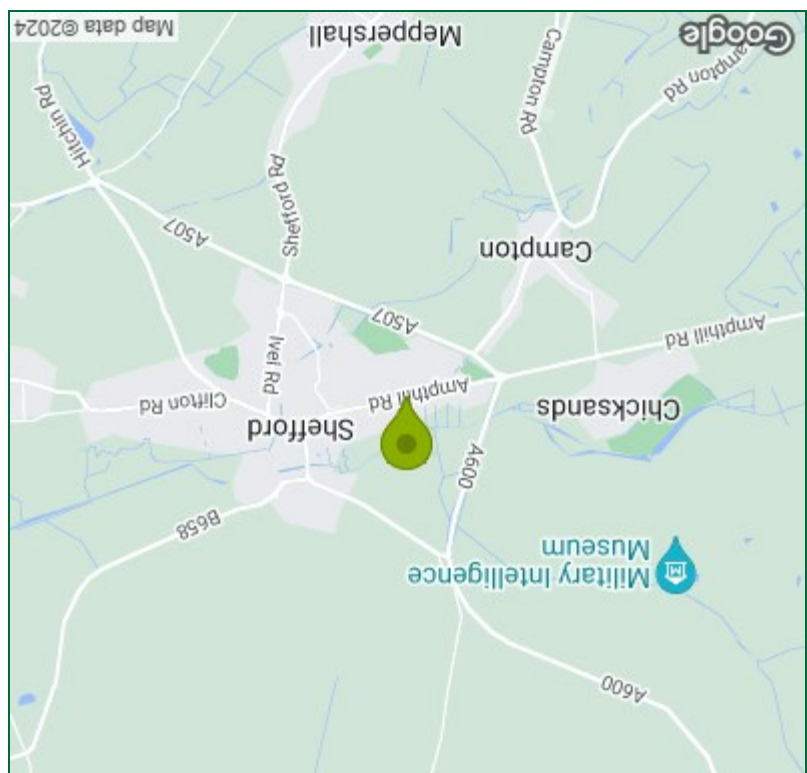
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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

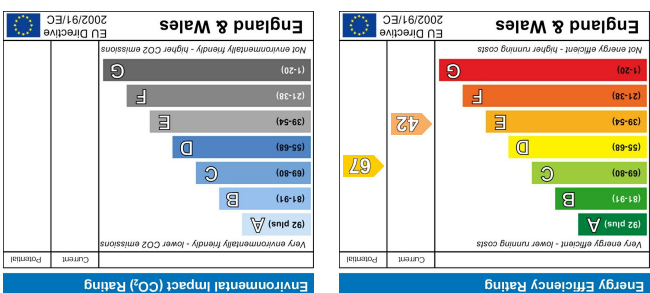
Please contact our Shefford Office on 01462 814087 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Area Map



Energy Efficiency Graph



Amphill Road,
Shefford | Bedfordshire
£700,000



Entrance Hall

Entrance door, radiator, stairs to first floor, steps down to cellar.

Lounge

13'11" x 13'11"

Bay window to front, three radiators, gas fire with wooden surround and tiled hearth.

Sitting Room

13'11" x 13'11"

Window to front, two radiators, open fire with brick surround, door to:-

Wet room

10'4" x 5'9"

White suite comprising of low level w.c, wash hand basin, wall mounted shower, fully tiled walls, extractor fan, window to rear.

Cloakroom

Suite comprising of low level w.c, wash hand basin, part tiled walls, window to side.

Dining Room

13'3" x 11'4"

Original Parquet flooring, two recessed storage cupboards, wall mounted gas boiler, radiator, window to side.

Kitchen

12'5" x 9'10"

Range of base and eye level units with roll top work surfaces, one and a half stainless steel sink unit, free standing range cooker, tiled walls, windows to both sides, opening into:-



Utility

6'0" x 5'10"

Window to side, base and wall mounted units with work surfaces over, plumbing for washing machine and dish washer, sliding door to:-

Pantry

6'0" x 5'10"

Window to side, fitted cupboards and shelving.

Conservatory

17'1" x 10'11"

Brick and wood construction, door to garden.

Half Landing

Window to side, door to:-

Cloak room

Low level w.c, part tiled walls, window to rear.

Landing

Window to side, doors to all first floor rooms.

Bedroom One

14'0" x 13'10"

Window to front, radiator.

Bedroom Two

13'11" x 11'7"

Windows to front and rear, radiator.

Bedroom Three

13'8" x 13'4"

Window to side, radiator, fitted cupboard.

Bathroom

Suite comprising of panel enclosed bath, wall mounted shower, part tiled walls, wash hand basin, heated towel rail, window to front.

Front Garden

Path leading to front door, rest laid to lawn, enclosed by brick walls and railings, gated access to rear.

Rear Garden

A large fully enclosed garden accessed via two double vehicular entrance gates, laid mainly to lawn with a variety of mature trees and shrubs, wrap around garden extending to both sides of property.

Outbuilding One

Double opening doors to front.

Outbuilding Two

15'9" x 12'5"

Brick construction, door to front, window to front.

Garage

12'7" x 7'10"

Double opening doors to front.

Agents Notes

Freehold.

Council Tax band F.

No upward chain.

The property also has a cellar.

