



67 River View, SHEFFORD, SG17 5FN

Price Guide £160,000

A SPACIOUS, modern, one bedroom ground floor flat located within a short walk to SHEFFORD TOWN CENTRE. The property is presented in EXCELLENT order throughout and would make an ideal INVESTMENT or FIRST TIME PURCHASE.

Communal Entrance Hall

Communal door, entry phone system.

Entrance Hall

Radiator, two large storage cupboards, entry phone.

Lounge 12'0" x 11'0" (3.66 x 3.35)

Double glazed doors opening onto Juliet balcony, uPVC double glazed window to side, opening into:-

Bathroom



White suite comprising of panelled bath with wall mounted shower, glass shower screen, pedestal wash hand basin, low level w.c, part tiled walls, radiator, extractor fan, uPVC double glazed window to rear.

Bedroom One 12'0" x 10'0" (3.66 x 3.05)



uPVC double glazed window to side, radiator.

Kitchen 9'0" x 6'0" (2.74 x 1.83)



Range of base and eye level units with roll top work surfaces, stainless steel sink with mixer tap, tiled splash back, built in oven and hob with extractor hood over, integrated fridge/freezer, integrated dishwasher and washer/dryer.

Communal Garden

Communal lawned area, allocated parking space.

Agents Note

Ground Rent approx £100.00 per annum. Service charge approx £190.45 per month. Lease term 125 years from 2009.

Floor Plan

GROUND FLOOR



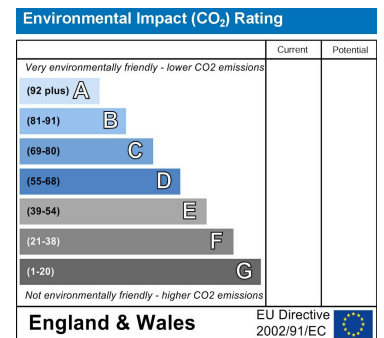
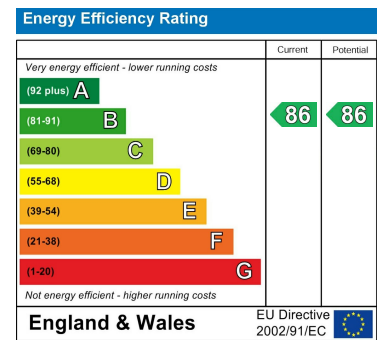
RIVER VIEW - SHEFFORD

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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Area Map



Energy Efficiency Graph



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