



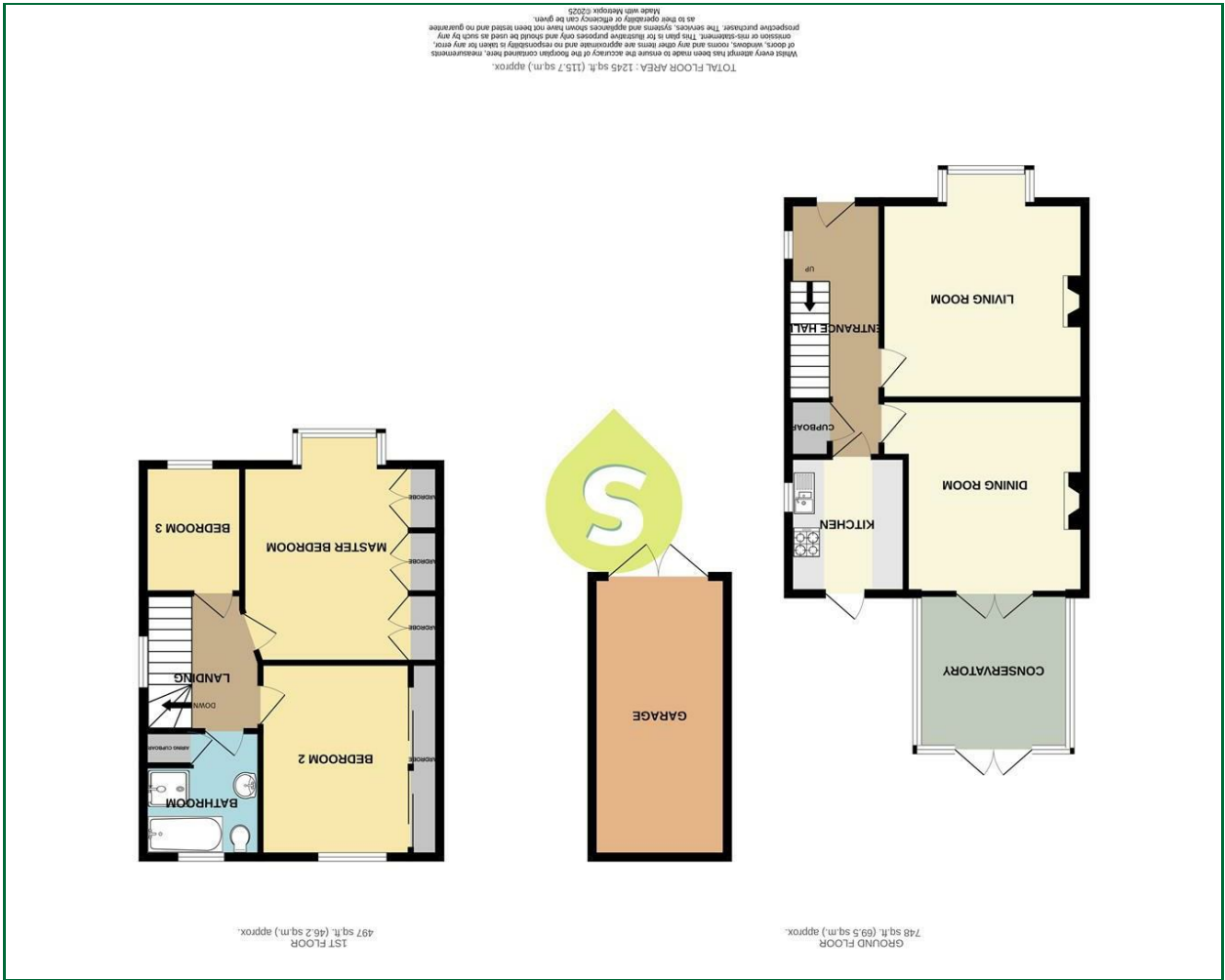
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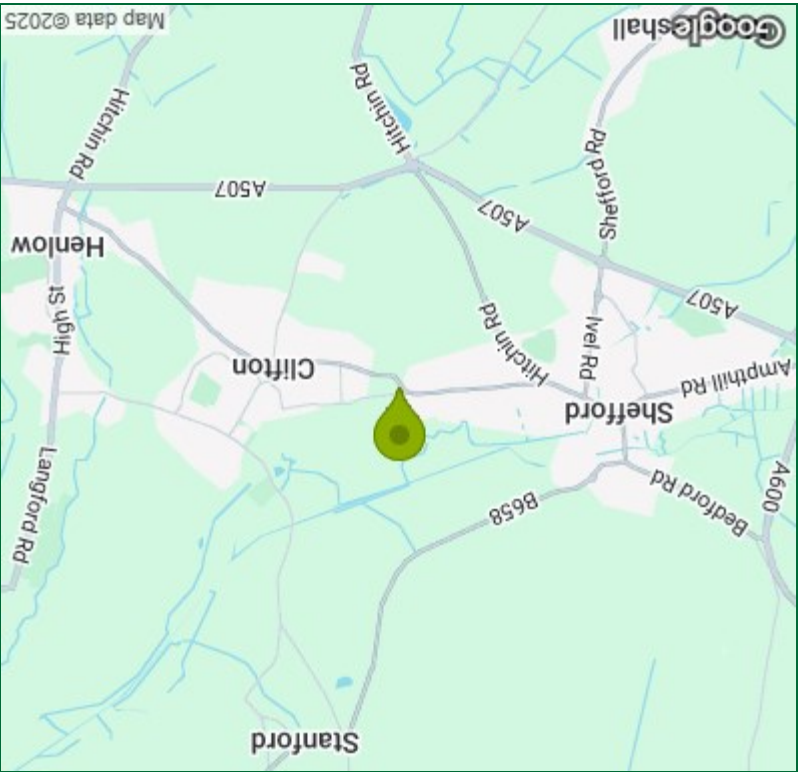
If you wish to arrange a viewing appointment for this property or require further information.

Please contact our Shefford Office on 01462 814087

Viewing



Floor Plan



Area Map

Energy Efficiency Rating	
EU Directive 2002/91/EC	Not energy efficient - higher running costs
A (92+)	Very energy efficient - lower running costs
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	Very environmentally friendly - lower CO ₂ emissions
A (82+)	
B (61-81)	
C (49-60)	
D (35-48)	
E (23-34)	
F (13-20)	
G (1-12)	
Curve: Potential	

Energy Efficiency Graph



Shefford Road,
Clifton | Beds
£475,000



An excellent chance to purchase this stunning, 1950's, three bedroom semi detached home, located set back from the main road in popular village of Clifton. The property is presented in excellent order throughout and benefits from two reception rooms, conservatory, kitchen, three bedrooms and a bathroom. Outside there is ample off road parking, a garage, a large, mature rear garden.

Entrance Hall
Entrance door, radiator, stairs leading to first floor, under stairs storage cupboard with plumbing for washing machine and space for fridge/freezer.

Living Room
14'6" x 13'2"
Large, walk in bay window to front, stone fireplace with inset log burner, radiator.

Dining Room
12'1" x 11'5"
Open cast iron fireplace with marble surround and tiled hearth, radiator, French doors to:-

Conservatory
10'0" x 9'10"
Double glazed construction with brick base, radiator, French doors to garden.



Kitchen
8'0" x 7'6"
Fitted kitchen with a range of base and eye level units with roll top work surfaces, ceramic sink unit with mixer tap, fully tiled walls, integrated oven with gas hob over and extractor hood, cupboard housing wall mounted boiler, window to side, door to garden.

Landing
Window to side, access to boarded loft space with power, light and ladder, doors to all rooms.

Bedroom One
14'6" x 12'5"
Large, walk in bay window to front, radiator, built in wardrobes.

Bedroom Two
12'0" x 9'1"
Window to rear with fitted shutters, radiator, built in wardrobes with sliding doors.

Bedroom Three
8'2" x 6'5"
Window to front with fitted shutters, radiator.

Bathroom
White suite comprising of panel enclosed bath with mixer tap, fully tiled shower cubicle, low level w.c, pedestal wash hand basin, airing cupboard housing hot water tank, fully tiled walls, glazed window to rear.

Front Garden
Brick retaining wall with wrought iron gates leading to block paved driveway providing off road parking for several cars, rest laid to shingle with decorative shrubs, additional parking space on gravelled area. to front on property.

Garage
18'2" x 8'9"
Large garage with double opening doors to front, window to side, power and light.

Rear Garden
A large, fully enclosed rear garden laid mainly to lawn, paved patio area, various mature shrubs and flower bed borders, additional garden area at the rear with raised vegetable beds, summer house and greenhouse.

Agents Notes
Freehold.
Council Tax Band D.

