



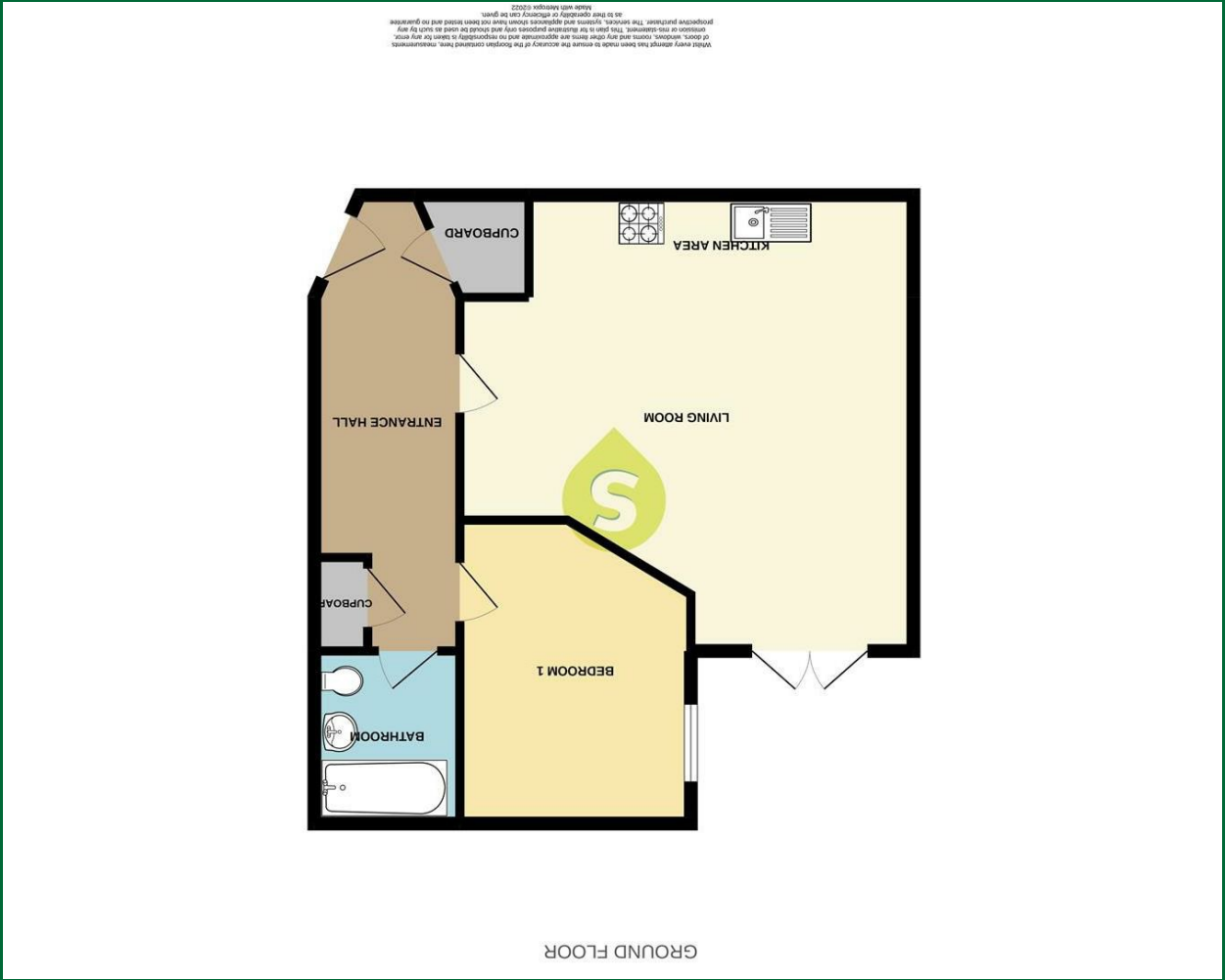
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must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

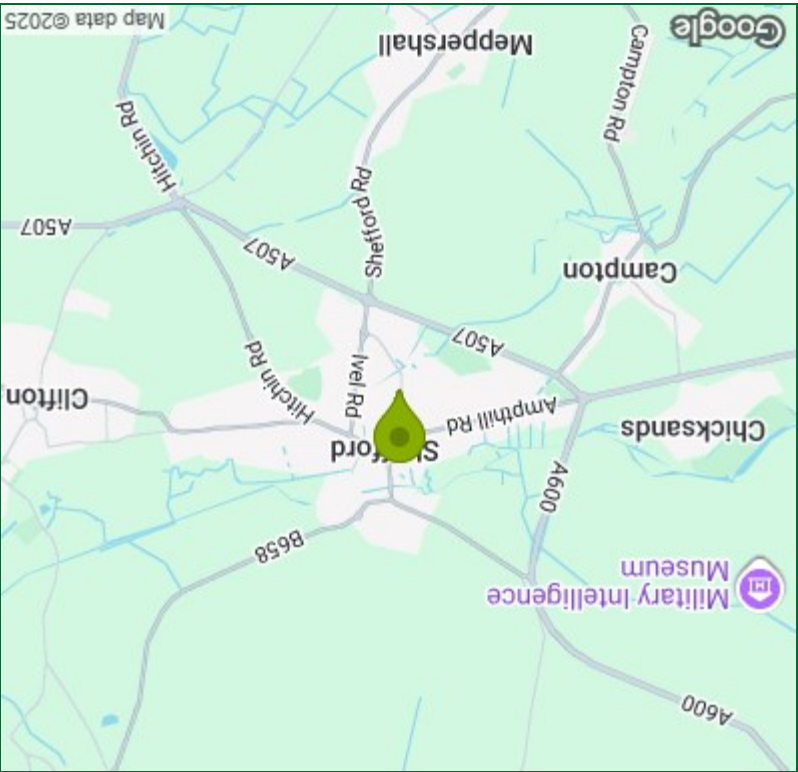
If you wish to arrange a viewing appointment for this property or require further information.

Please contact our Shefford Office on 01462 814087

Viewing

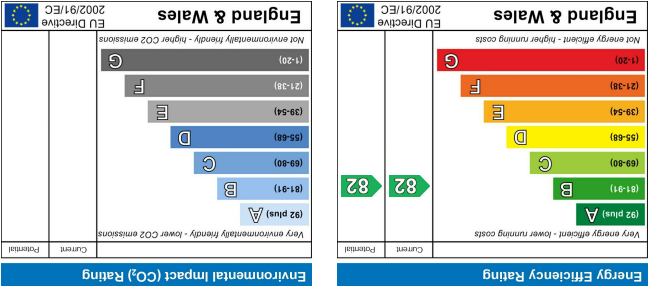


Floor Plan



Area Map

Energy Efficiency Graph



River View,
SHEFFORD | Beds
£170,000

1 1 1 B

Entrance Hall
Entry phone system, storage cupboard.

Open Plan Kitchen / Living Room
Well fitted kitchen with a range of base and eye level units with roll top work surfaces, stainless steel sink unit with mixer tap, integrated appliances including dishwasher, washer/dryer, fridge/freezer, Built in gas hob with electric oven and extractor hood over, tiled walls to splashback areas, cupboard housing wall mounted gas boiler.

Lounge Area
French doors opening onto Juliette balcony, radiator.

Bedroom One
11'9" x 11'1"
UPVC window, radiator.

Bathroom
White bathroom suite comprising of panel enclosed bath with mixer tap and wall mounted shower with glass shower screen, pedestal wash hand basin, low level WC, part tiled walls, radiator.

Underground parking
One allocated secure parking bay.

Agents Notes
EPC band B.
Council Tax band A.
Lease term 125 years from September 2008.
Annual Ground rent is £100 reviewed in February and levied each April. It has never changed.
Current annual service charge is £TBC.



Please clarify all of the above details through your solicitors.

