



**2b Campton Road, SHEFFORD, SG17 5BJ**

**Price Guide £250,000**

Be Quick. A Well presented two bedroom house located in quiet no through road on the outskirts of town.  
The property would make an ideal First time purchase or an investment buy.

#### Entrance Porch

uPVC entrance door, tiled floor.

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

Open plan living room, two windows to front, window to side, stairs leading to first floor.

#### Kitchen/Dining Room 11'0" x 10'0" (3.35 x 3.05)

Window to front and rear, range of base and eye level units with roll top surfaces, stainless steel sink unit with mixer tap, tiled splash back, tiled floor, radiator.

#### Bedroom One 7'1" x 11'0" (2.16 x 3.35)

Window to side and front, radiator.

#### Bedroom Two 11'0" x 6'0" (3.35 x 1.83)

Window to front, radiator, recessed cupboard.

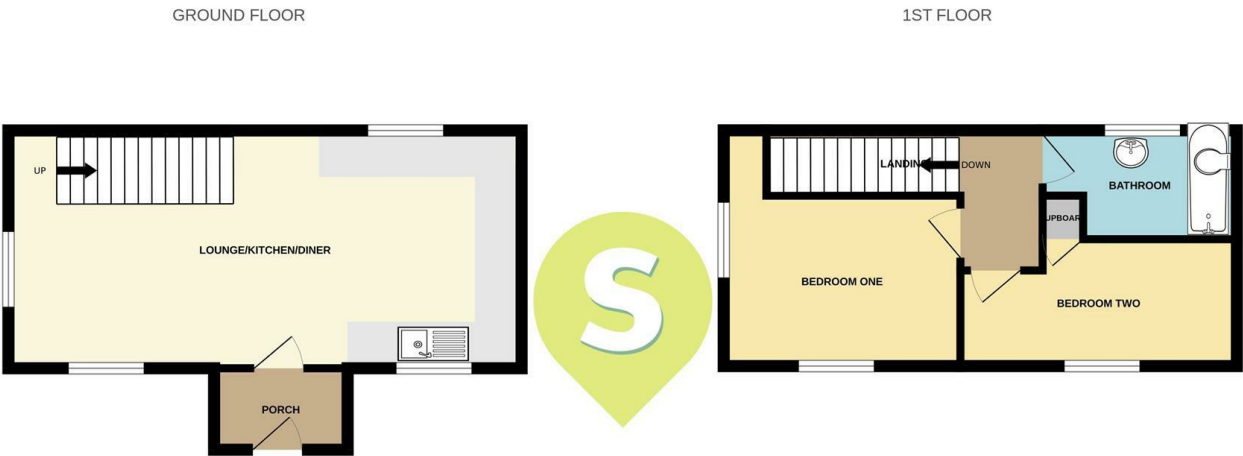
#### Bathroom

White suite comprising of panelled bath, w.c, pedestal wash hand basin, tiled splash back, radiator.

#### Front Garden

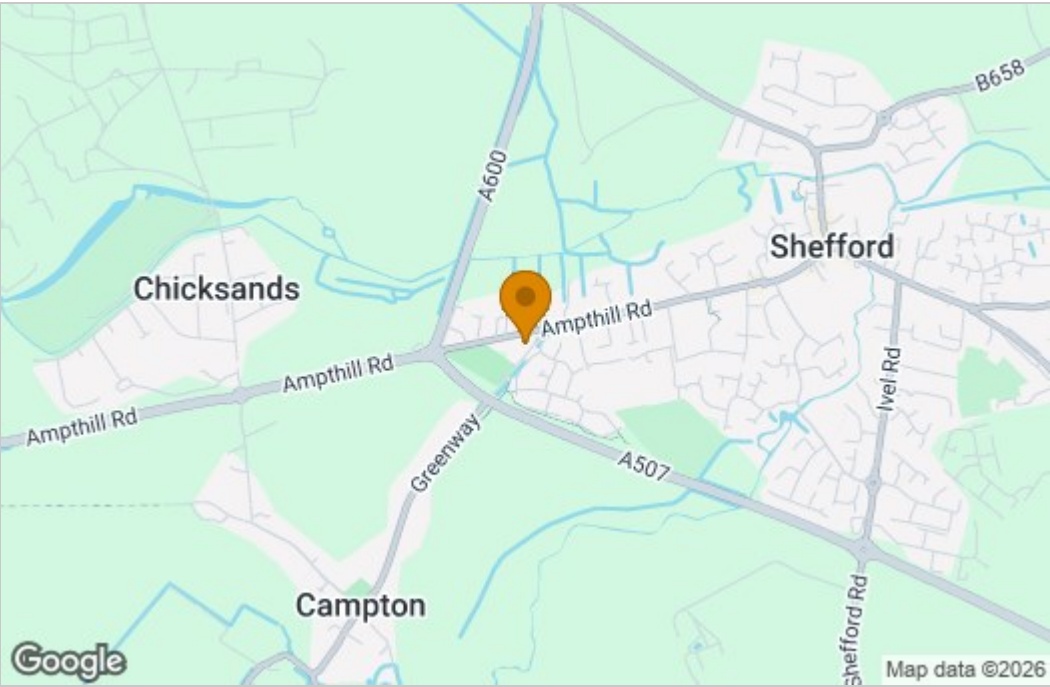
Gravelled area providing off road parking, path leading to front door.

Floor Plan

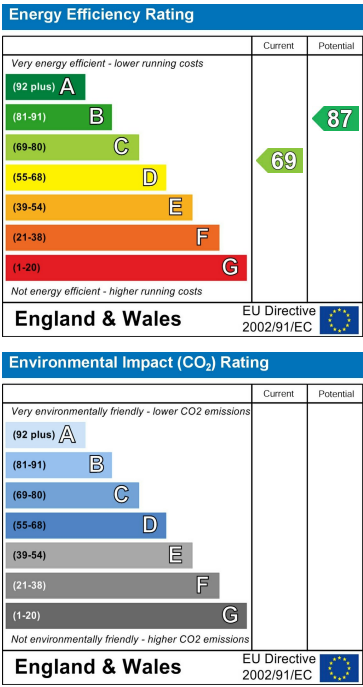


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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