

FREEHOLD



House - End Terrace (EPC Rating: D)

**79 Bury Road, Shillington, Beds, SG5 3NZ**

Offers Over

**£275,000**



First Step



2



1



2



D

# 2 Bedroom House - End Terrace located in Shillington

CHAIN FREE... IDYLIC LOCATION... ENTERTAINING Kitchen/Diner... Conservatory/Utility Room... WEST Facing Garden... Shared Driveway Parking ...

CHAIN FREE...

IDEAL STARTER HOME OR DOWNSIZE...

VIEWS OVERLOOKING PADDOCK AREAS...

The ground floor comprises of living room leading through to kitchen/diner with downstairs bathroom & conservatory/utility room.

On the first floor is 2 good sized bedrooms.

Externally is a west facing courtyard seating area with views overlooking paddocks.

## GROUND FLOOR

### Living Room

12'6" x 11'6"

Composite door leading into Lounge. Double glazed window to front aspect fitted with venetian blind. Laminate flooring, TV point. Door leading to:

### Dining Area

12'6" x 6'0"

Laminate flooring. Door to under stair cupboard. Stairs leading to first floor with opening to:

### Kitchen

10'7" x 6'7"

Single glazed window to rear aspect fitted with roller blind. Cream Shaker style kitchen fitted with wall & base units & complementary work surface. Double oven with 4 ring electric hob & extractor. Stainless steel sink. Worcester boiler (newly installed June 2024) housed in kitchen larder

cupboard. Space for fridge freezer. Laminate flooring. Door leading to bathroom & conservatory.

### Bathroom

Double glazed privacy window to side aspect fitted with roller blind. Fully tiled panelled bath fitted with wall mounted shower & glass screen, wc, 2 door vanity unit inset with wash hand basin. Vinyl flooring, chrome heated towel rail.

### Conservatory/Utility Room

11'5" x 6'7"

French doors leading to rear courtyard. Work surface with space & plumbing for washing machine. Vinyl flooring.

## FIRST FLOOR

### Landing

Carpet. Loft access. Doors leading to:

### Bedroom 1

12'6" x 11'6"

Double glazed window to front aspect. Carpet.

### Bedroom 2

9'8" x 6'0"

Double glazed window to rear aspect. Carpet. Door to over stair cupboard.

## EXTERNAL

### Rear Aspect

Garden area with low level fence & gated access leading to driveway. Open views overlooking large paddock areas. Extra garden available under separate negotiation.

### Driveway

Shared driveway parking.



#### Additional Material Information

EPC: Rating D

Council Tax: Band C

Freehold

Mains electric, gas and water

Traditional brick construction

Full Gas Central Heating

Shared Driveway Parking

#### Local Area

Idyllic location overlooking open paddocks with walks into the open countryside. Shillington & Lower Stondon are beautiful villages located in central Bedfordshire, they are centrally located to all major link roads to the A1 and M1 into London (50-60mins by car depending on traffic) and Cambridge (40-45 mins by car depending on traffic) as well as Bedford and Milton Keynes. Arlesey train station is an approx 15min drive of the property with fast train links into London Kings Cross & St Pancras circa 35-40mins.

Hitchin is within an approx 15 minute drive and has a selection of pubs & restaurants, Shillington has a lower

school with nearby Henlow boasting a range of lower & middle schools, plus great pubs with good food, Champneys Spa, a convenience store, bakery and a very popular fish and chip shop. Great road access for Private Schools in Hitchin, Letchworth, Bedford & Cambridge

#### Agents Note

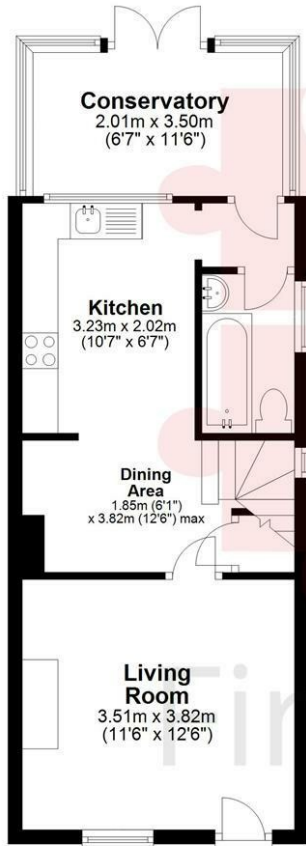
The apparatus, equipment, fittings and services for this property have not been tested by First Step, all interested parties will need to satisfy themselves as to the condition of any such items or services. All measurements are approximate and therefore may be subject to a small margin of error.





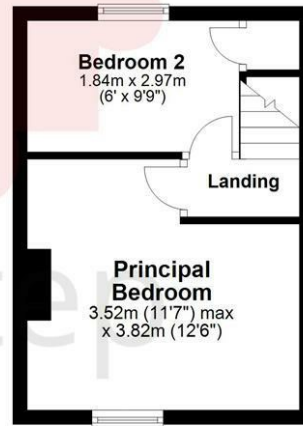
### Ground Floor

Approx. 40.9 sq. metres (440.5 sq. feet)



### First Floor

Approx. 20.8 sq. metres (224.3 sq. feet)



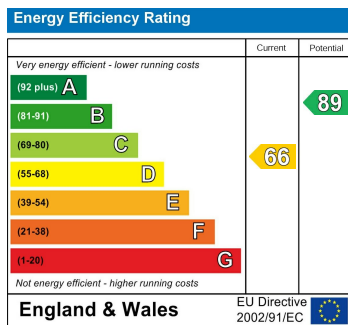
Total area: approx. 61.8 sq. metres (664.8 sq. feet)

Floor Plan measurements are approximate & for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.  
Plan produced using PlanUp.

Council Tax Band

**C**

Energy Performance Graph



Call us on

**01462 659 730**

**sales@firststep.ltd**

**www.firststep.ltd**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



**First Step**