



**Connells**

Ivel Road  
Shefford



## Property Description

A charming two bedroom cottage situated in the sought after town of Shefford, beautifully presented throughout.

The accommodation begins with a welcoming lounge to the front of the property, featuring an attractive fireplace. There is a second reception room, offering versatile space that could be perfectly suited as a dining room or additional living area. The property further benefits from a modern fitted kitchen positioned at the rear with a breakfast bar, along with a well-appointed family bathroom. On the first floor, the property offers two generously sized double bedrooms.

Externally, the property enjoys a delightful west-facing rear garden, ideal for enjoying afternoon and evening sunshine.

Overall, this lovely cottage combines character features with modern finishes, making it an ideal home for first-time buyers, downsizers or those seeking a charming property in a desirable location.

## Ground Floor

### Entrance Hall

Door to front.

### Lounge

Double glazed window to front aspect, original fireplace and radiator.

### Family Room

Double glazed window to rear aspect, stairs leading to first floor, spotlights, wood flooring and radiator.

### Kitchen

Fully fitted kitchen with double glazed window and door to rear aspect, a range of wall and base units, work surfaces with splashback, sink with drainer, integrated appliances including electric oven, gas hob with cooker hood over and fridge/freezer, spotlights, vinyl flooring and radiator. Door to side with washing machine.

### Bathroom

Fully tiled bathroom with wash hand basin, freestanding bath, WC, extractor fan, spotlights and heated towel rail.

## First Floor

### Bedroom One

Double glazed window to front aspect, chimney to side, wood flooring and radiator.

### Bedroom Two

Double glazed window to rear aspect, wood flooring and radiator.

### Outside

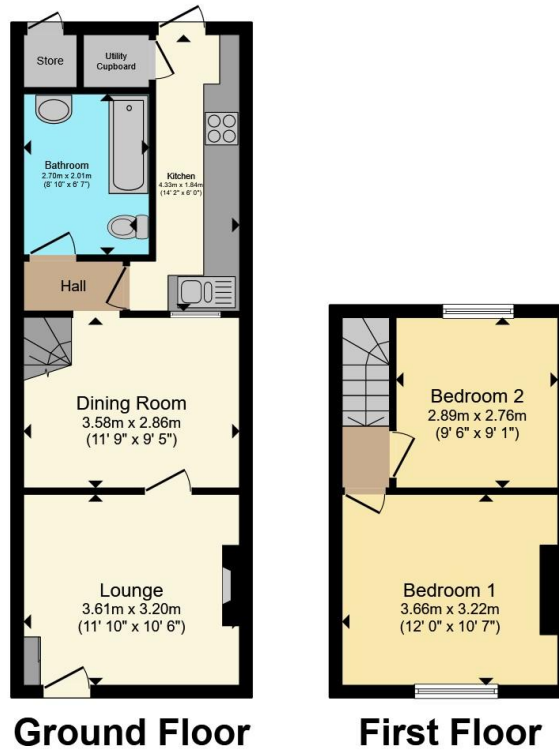
### Rear Garden

Private west-facing rear garden laid to lawn with patio area.









Total floor area 61.6 m<sup>2</sup> (663 sq.ft.) approx

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EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

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