



**Conifer Way, SHEFFORD, SG17 5YN**

## **Welcome to**

### **Conifer Way, SHEFFORD**

William h Brown are delighted to present this beautiful two-bedroom semi-detached house in the desirable area of Shefford.

#### **Entrance Hall**

#### **WC**

Hard Flooring, Toilet, Wash Hand Basin, Radiator, Window to Side Aspect

#### **Living Room**

14' 3" max x 10' 11" max (4.34m max x 3.33m max)  
Carpeted, Under-Stair Storage, Radiator, Window to Front Aspect

#### **Kitchen/Dining Room**

14' 5" max x 11' 7" max (4.39m max x 3.53m max)  
Hard Flooring, Electric Hob, Spotlights, Window to Rear Aspect, Patio Doors leading to Rear Garden

#### **Landing**

Carpeted, Insulated Loft Access (no ladder), Boiler, Window to Side Aspect, Doors Leading to Bedrooms

#### **Bedroom One**

14' 6" max x 9' 7" max (4.42m max x 2.92m max)  
Carpeted, Wardrobe to Stay, Radiator, Windows to Front Aspect

#### **Bedroom Two**

14' 6" max x 9' 8" max (4.42m max x 2.95m max)  
Carpeted, Radiator, Windows to Front Aspect

#### **Bathroom**

Lino Flooring, Toilet, Wash Hand Basin, Bath with Overhead Shower, Spotlights, Heated Towel Rail

#### **Rear Garden**

Astro Turf, Patio/Seating Area, Shed, External Light, Outside Tap

#### **Ground Rent**

£410.72 per month

#### **Service Charge**

£19.40 per month





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## Welcome to

### Conifer Way, SHEFFORD

- Two-Bedroom Semi-Detached
- 50% Shared Ownership
- Practical Kitchen/Living Room
- Front & Rear Garden
- Downstairs WC

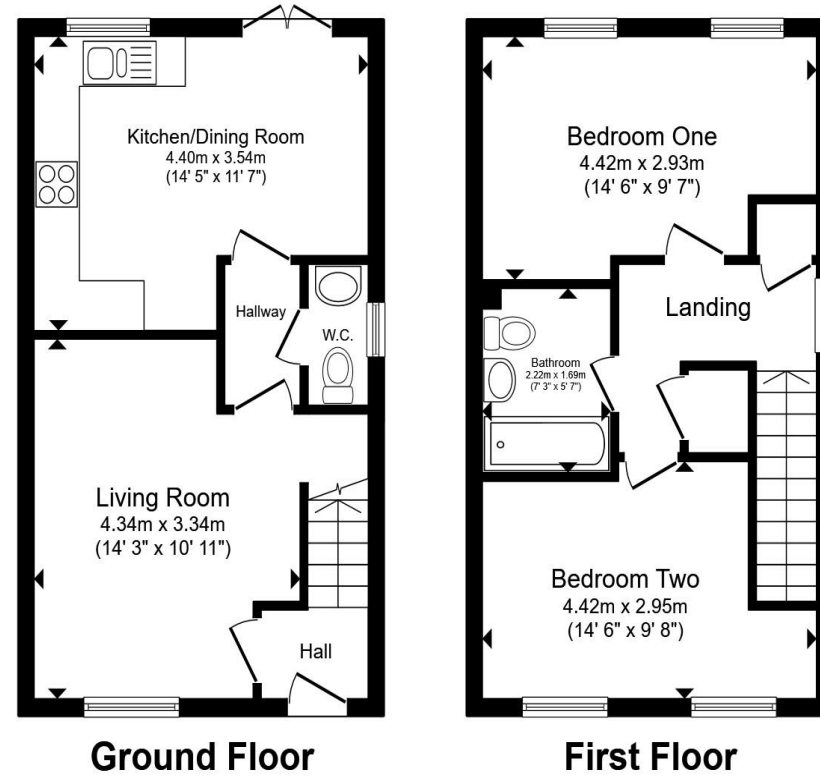
Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: £19.40 per month

Ground Rent: £410.72 per month

This is a Leasehold property with details as follows; Term of Lease 990 years from 23 Nov 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £162,500



Total floor area 70.5 m<sup>2</sup> (759 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
BFD105555 - 0006

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
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