



**Kennedy
& Foster**

135 Elgar Drive
Shefford
SG17 5RA

Guide Price £300,000 – £310,000

- END OF TERRACE
- TWO BEDROOMS
- SOUGHT-AFTER LOCATION
- SPACIOUS LIVING ROOM
- KITCHEN
- BATHROOM
- MATURE GARDEN
- ALLOCATED PARKING FOR TWO



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Located on the sought-after Composers development in the popular market town of Shefford, this attractive home offers well-balanced accommodation, ideal for first-time buyers, young families or those looking. Perfectly positioned within easy reach of Shefford's High Street, local schools, parks and countryside walks, the property also enjoys excellent transport links to Hitchin, Biggleswade, Bedford and the A1, making it an excellent choice for commuters. Contact us, the sole agents to arrange your viewing.

FRONT DOOR INTO:

PLASTIC UPVC DOUBLE GLAZED PORCH

Door to:

ENTRANCE HALL

Radiator and consumer unit. Door to:

KITCHEN

8' 8" x 7' 9" (2.64m x 2.36m) Wall, base and drawer units with work surfaces over, stainless steel single drainer sink unit with mixer tap, space for fridge/freezer, washing machine and cooker, extractor, coving to ceiling, spot lights, uPVC double glazed window with Venetian blinds, wall mounted Worcester boiler, half tiled, coving to ceiling, lino flooring.

LOUNGE

15' 8" x 12' 7" (4.78m x 3.84m) LVT flooring, uPVC double glazed patio door to rear garden, two radiators, stairs to first floor, coving to ceiling, coal effect gas fire with marble hearth and surround with wooden mantle piece (currently not in use, gas disconnected), pendant light.

FIRST FLOOR LANDING

uPVC double glazed window to side, access to partially boarded loft with ladder, airing cupboard.

Doors to:

BEDROOM ONE

11' 3" x 9' 03" (3.43m x 2.82m) Fitted double wardrobe and single wardrobe, uPVC double glazed window to rear, radiator, coving to ceiling, carpeted, pendant lighting.

BEDROOM TWO

9' 6" x 6' 2" (2.9m x 1.88m) uPVC double glazed window to front with venetian blind, radiator, coving to ceiling, pendant lighting, single wardrobe, carpeted.

BATHROOM

6' 3" x 6' 1" (1.91m x 1.85m) Fully tiled bath with handheld shower over with mixer tap, single basin with mixer tap, low level WC, half tiled, spot lights, carpeted, uPVC double glazed window with venetian blind.

OUTSIDE

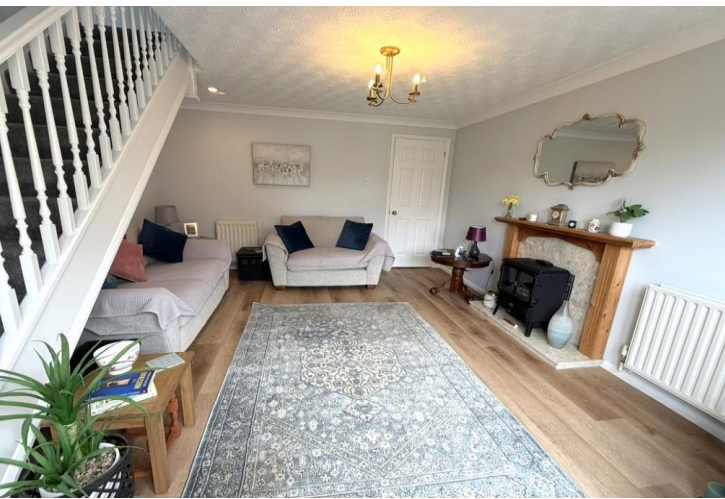
FRONT

Shrubs, outside tap, lawn, shingled, pathway to front door.

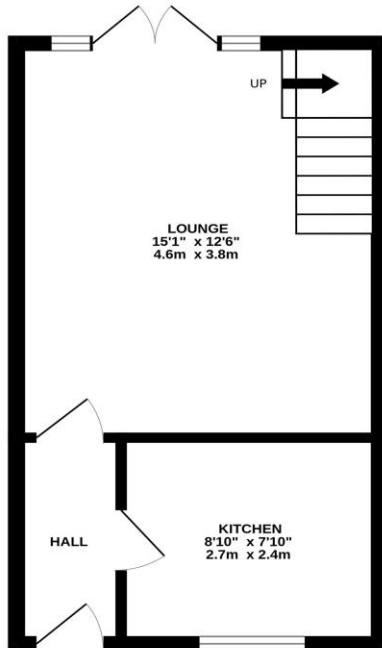
REAR GARDEN

Patio area, shrubs, power sockets, lawn. Gate leading to:

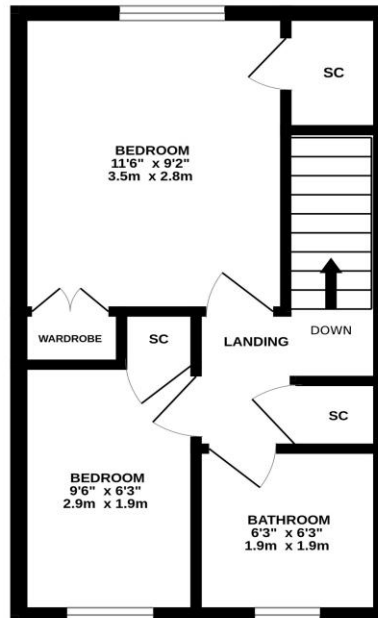
ALLOCATED PARKING FOR TWO CARS



GROUND FLOOR
286 sq.ft. (26.6 sq.m.) approx.



1ST FLOOR
287 sq.ft. (26.7 sq.m.) approx.



ELGAR DRIVE - SHEFFORD

TOTAL FLOOR AREA : 574 sq.ft. (53.3 sq.m.) approx.

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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COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OFFICE

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. The floorplan and pictures should not be relied upon for the purchase of any fixtures and fittings. Whilst every care has been taken to ensure the measurements accuracy, they are approximate for general guidance purposes only and potential buyers are advised to recheck the measurements. Please take note that we do not test appliances or carry out any form of a survey, we advise you carry out your own investigation. If requested, we may refer you to our recommended providers such as Conveyancers and Financial Services. For this we may receive a commission fee, you are not obligated to use the recommended providers. Where applicable any lease details and property charges are given as a guide from the vendors, this should be checked prior to agreeing a sale.