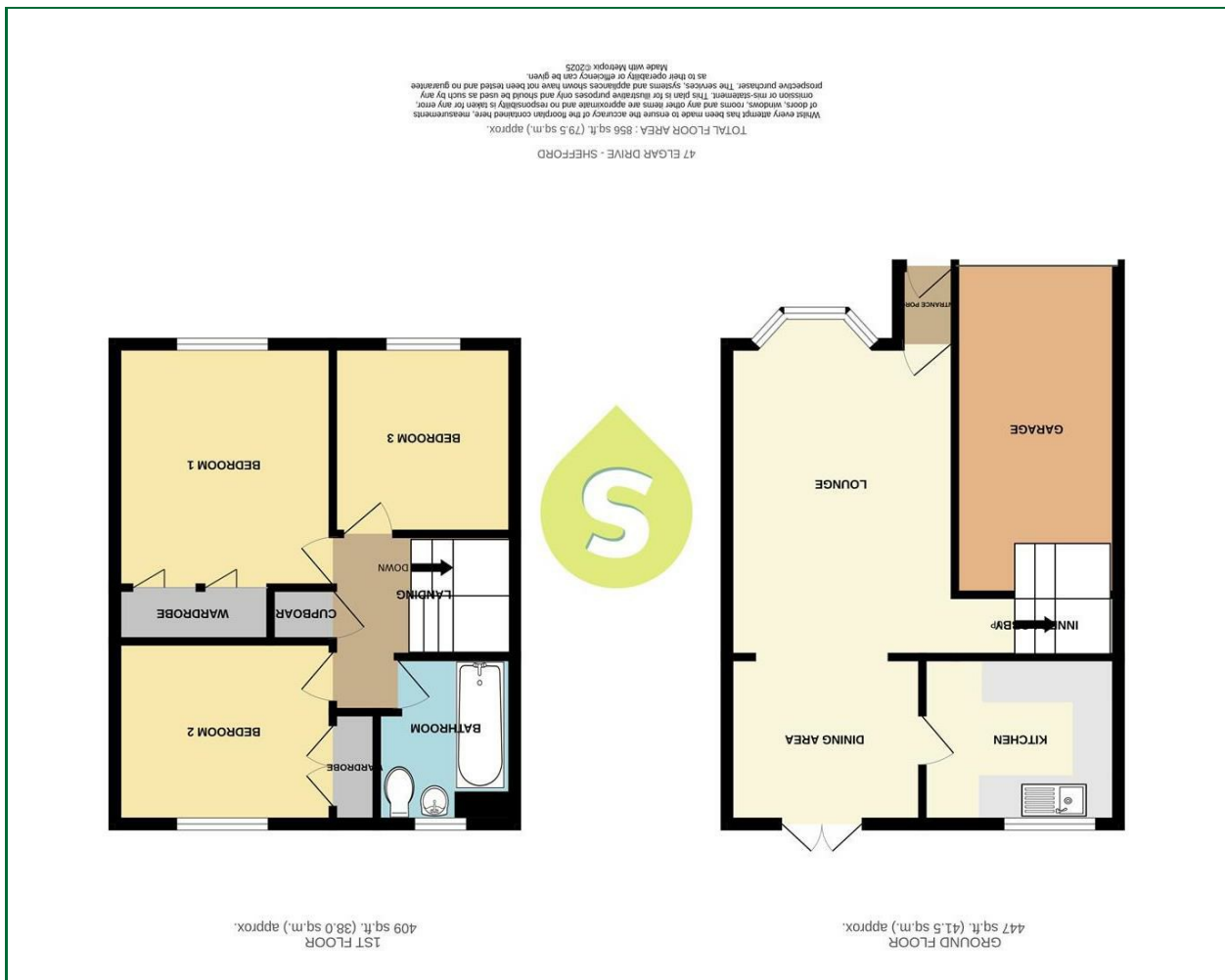




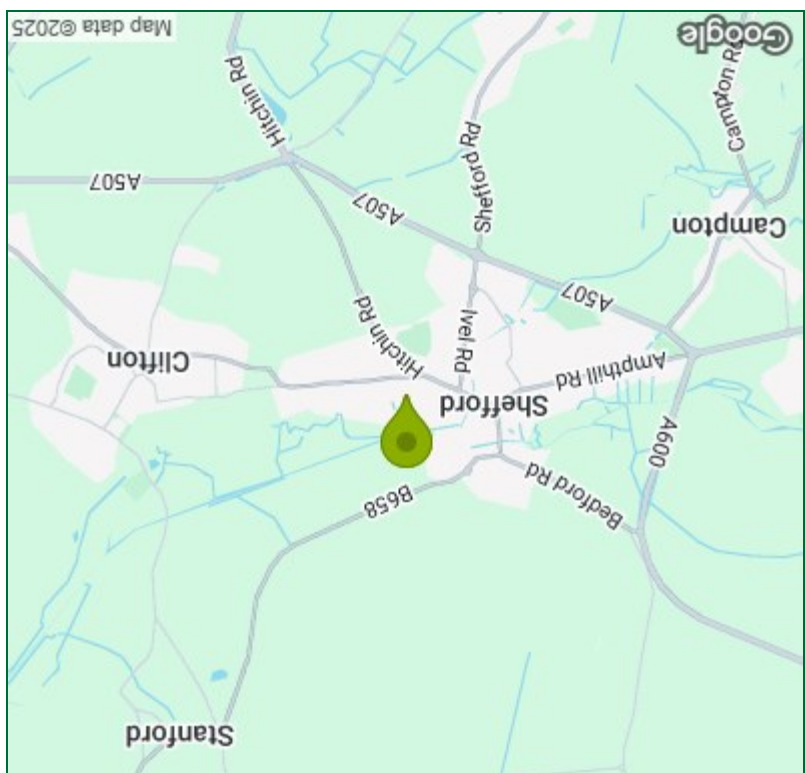
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Viewing

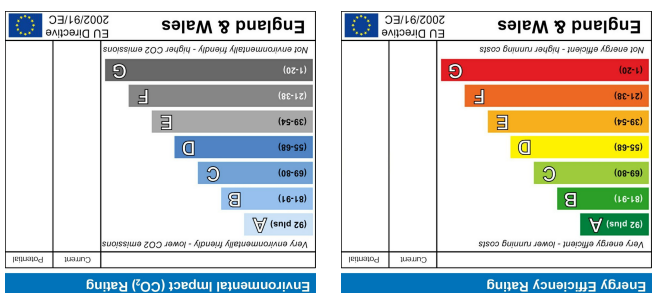
Please contact our Shefford Office on 01462 814087 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



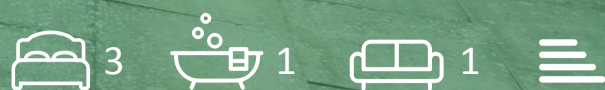
Area Map



Energy Efficiency Graph



Elgar Drive,
Shefford | Beds
£350,000



A three bedroom, mid terraced home located on a Highly Desirable development. The property comprises of entrance porch, lounge, dining room, fitted kitchen, three bedrooms and a bathroom. Outside there is ample off road parking, a garage and a fully enclosed garden. Being sold with a short upward chain.

Entrance Porch

Entrance door, door to:-

Lounge

14'4" x 10'4"

Bay window to front, radiator, stairs leading to first floor, opening into:-

Dining Room

9'2" x 8'0"

Sliding patio door to garden, radiator.

Kitchen

9'1" x 7'10"

Fitted kitchen with a range of base and eye level units with roll top work surfaces, one and a half stainless steel sink unit with mixer tap, tiled splash back, wall mounted gas boiler, radiator, window to rear.

Landing

Storage cupboard, access to loft space, radiator.

Bedroom One

11'4" x 9'11"

Window to rear, radiator, range of fitted wardrobes.



Bedroom Two

9'11" x 8'7"

Window to front, radiator, fitted double wardrobe.

Bedroom Three

8'7" x 8'1"

Window to rear, radiator.

Bathroom

Fitted suite comprising of panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin, low level w.c, radiator, part tiled walls, tiled floor, window to rear.

Front Garden

Driveway providing off road parking for two cars, path leading to front door.

Rear Garden

Fully enclosed garden, mainly laid to lawn.

Agents Notes

Freehold.

Council Tax Band C.

