



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.

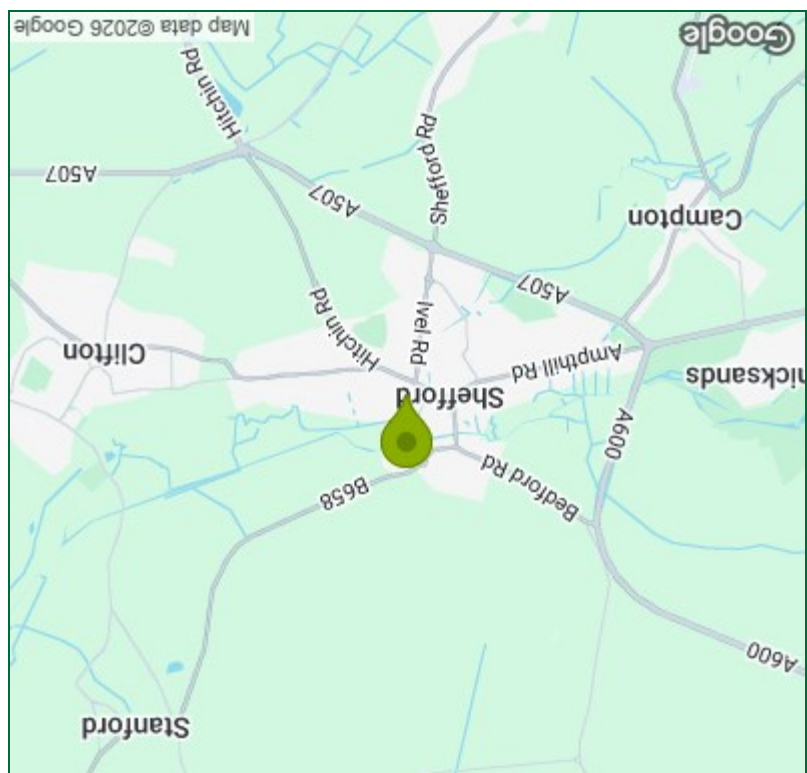
If you wish to arrange a viewing appointment for this property or require further information.

Please contact our Shefford Office on 01462 814087

Viewing

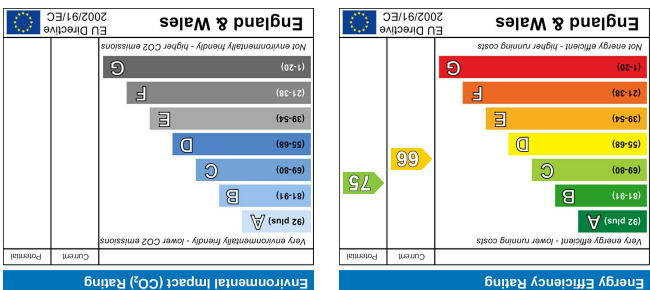


Floor Plan



Area Map

Energy Efficiency Graph



Iveldale Drive,
Shefford 1
£350,000



Kitchen

14'0" x 6'2"

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, eye level double oven, gas hob, plumbing for washing machine, tiled splash back, tiled floor, window and door to side.

Dining Room

11'4" x 7'8"

Entrance door, window to front, radiator.

Inner Hall

Stairs leading to first floor, steps down to:-

Cloakroom

Suite comprising of low level w.c, wash hand basin.

Lounge

17'10" x 11'8"

French doors to conservatory, two radiators, gas effect fire.

Conservatory

10'5" x 5'8"

uPVC construction, French doors to garden.

Landing

Window to side, airing cupboard housing hot water tank.

Bedroom One

11'10" x 10'1"

Window to front, radiator, fitted range of bedroom furniture.



En-suite

Suite comprising of shower cubicle, pedestal wash hand basin, heated towel rail, part tiled walls, tiled floor, window to front.

Bedroom Two

11'9" x 9'9"

Window to rear, radiator, fitted double wardrobe.

Bedroom Three

11'9" x 7'9"

Window to rear, fitted double wardrobe, airing cupboard housing wall mounted boiler.

Bathroom

Suite comprising panel enclosed bath with mixer tap, low level w.c, pedestal wash hand basin, fully tiled walls, heated towel rail, window to side.

Front Garden

Block paved driveway providing off road parking.

Garage

16'6" x 9'9"

Up and over door, power and light, gas and electric meter, access to rear garden.

Rear Garden

Paved path extending across rear of property, rest laid mainly to lawn, flower bed borders.

Agents Note

Freehold.

Council Tax Band E.

