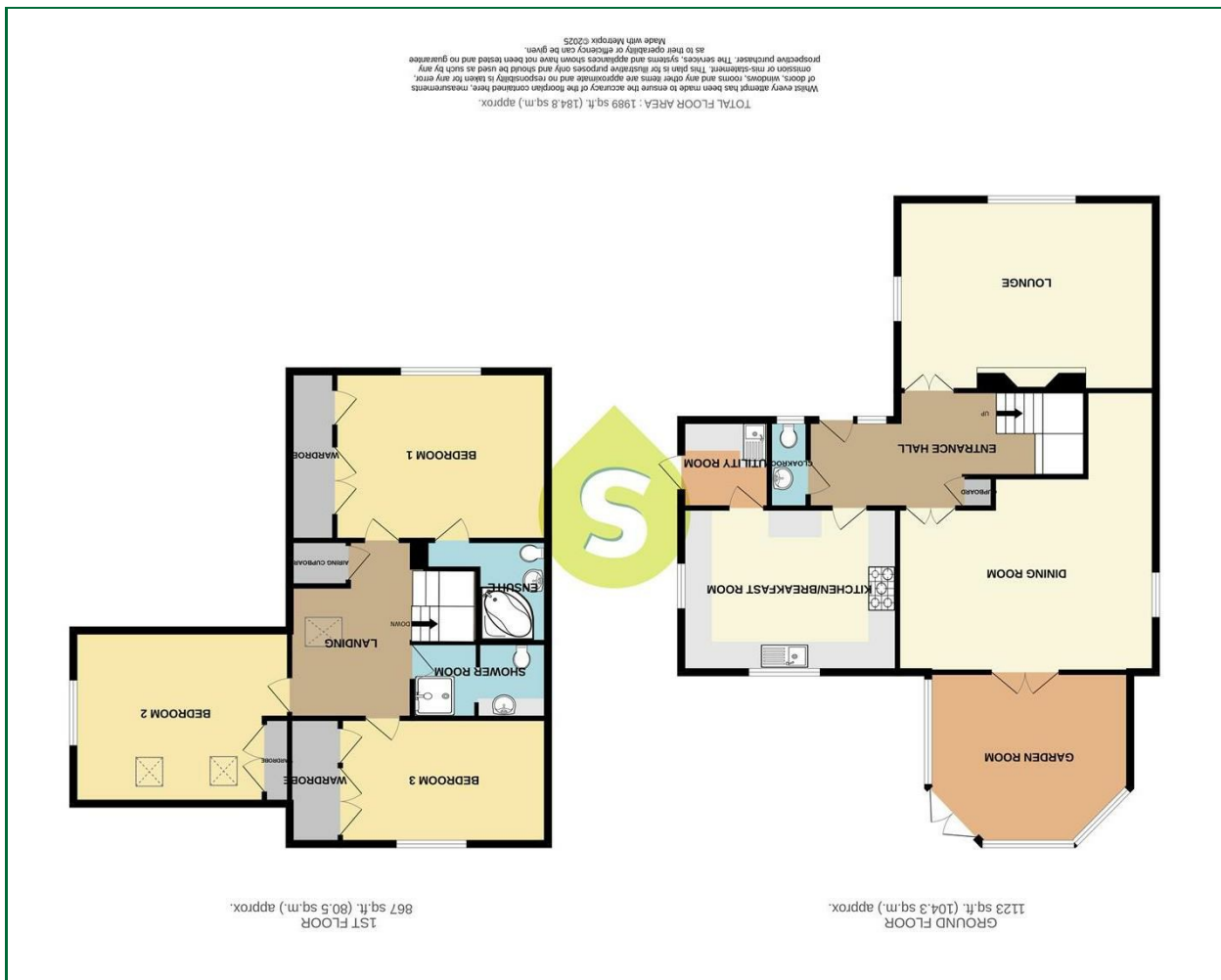




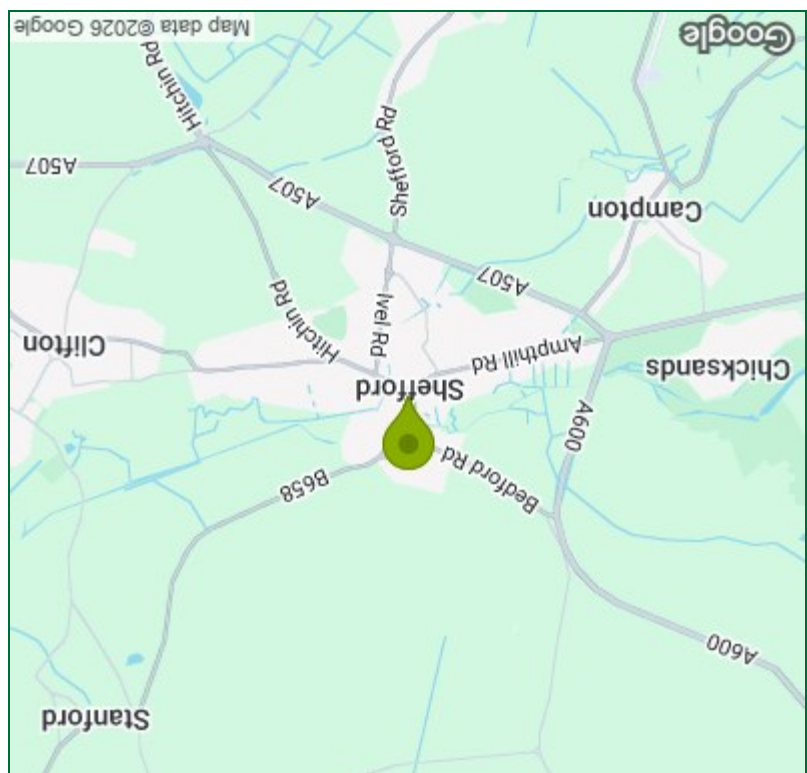
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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

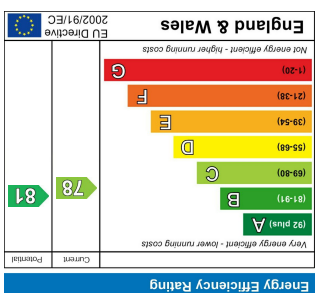
Please contact our Shefford Office on 01462 814087 if you wish to arrange a viewing appointment for this property or require further information.



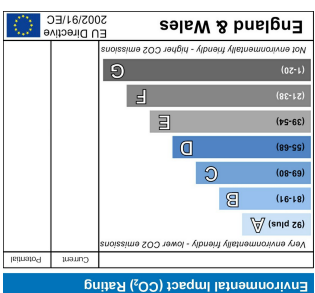
Floor Plan



Area Map



Energy Efficiency Rating



Environmental Impact (CO<sub>2</sub>) Rating

North Bridge Street,  
Shefford 1 Beds  
£600,000



#### Entrance Hall

Entrance door, radiator, tiled floor, stairs leading to first floor, under stairs storage cupboard, cloaks cupboard, double opening doors to lounge and dining room.

#### Cloakroom

Suite comprising of low level w.c, wash hand basin, fully tiled walls, tiled floor, radiator, window to rear.

#### Kitchen/Breakfast Room

15'11" x 12'0"

A well fitted kitchen with a range of base and eye level units with granite top work surfaces, inset stainless steel sink unit with mixer tap, tiled splash back, tiled floor, freestanding "Zanussi" range cooker, integrated dishwasher, space for American style fridge/freezer, inset spotlights.

#### Utility Room

6'6" x 6'6"

Fitted base and wall mounted units, roll top work surfaces, one and a half stainless steel sink unit with mixer tap, plumbing for washing machine, wall mounted gas boiler, tiled walls, tiled floor, door to rear.

#### Lounge

19'1" x 16'3"

Dual aspect room with windows to front and side, two radiators, large brick inglenook fireplace with gas fired stove, exposed timber beams.



#### Dining Room

19'1" x 12'0"

Window to side, two radiators, exposed beams and brickwork.

#### Garden Room

16'2" x 12'7"

Three windows to rear, French doors to garden, two radiators, tiled floor.

#### Galleried Landing

Velux window to side, access to loft space, airing cupboard housing hot water tank, radiator.

#### Bedroom One

19'0" x 12'5"

Window to front, radiator, vaulted ceiling with exposed beams, large walk in wardrobe with hanging rail and light.

#### En-suite

Suite comprising of corner jacuzzi bath with wall mounted power shower, pedestal wash hand basin, low level w.c, fully tiled walls, radiator, window to side.

#### Bedroom Two

16'0" x 12'9"

Two Velux windows to rear, window to side, radiator, fitted wardrobes.

#### Bedroom Three

18'7" x 9'3"

Window to rear, radiator, large walk in wardrobe with light.

#### Shower Room

Suite comprising of large walk in shower enclosure with wall mounted shower, low level w.c, wash hand basin in vanity unit, heated towel rail, fully tiled walls, Velux window to side.

#### Front Garden

Access via a private driveway with five bar gate leading onto large tarmac driveway providing ample off road parking for several cars, variety of mature shrubs, gated access to both sides of house.

#### Rear Garden

A large, mature garden laid mainly to lawn with a selection of trees and shrubs, paved patio area, gated access to side garden.

#### Side Garden

Fully enclosed courtyard area laid to block paving.

#### Agents Notes

Freehold.

Council Tax band F.

