



Connells

Ivel Road
Shefford



Property Description

A charming two bedroom cottage situated in the sought after town of Shefford, beautifully presented throughout.

The accommodation begins with a welcoming lounge to the front of the property, featuring an attractive fireplace. There is a second reception room, offering versatile space that could be perfectly suited as a dining room or additional living area. The property further benefits from a modern fitted kitchen positioned at the rear with a breakfast bar, along with a well-appointed family bathroom. On the first floor, the property offers two generously sized double bedrooms.

Externally, the property enjoys a delightful west-facing rear garden, ideal for enjoying afternoon and evening sunshine.

Overall, this lovely cottage combines character features with modern finishes, making it an ideal home for first-time buyers, downsizers or those seeking a charming property in a desirable location.

Ground Floor

Entrance Hall

Door to front.

Lounge

Double glazed window to front aspect, original fireplace and radiator.

Family Room

Double glazed window to rear aspect, stairs leading to first floor, spotlights, wood flooring and radiator.

Kitchen

Fully fitted kitchen with double glazed window and door to rear aspect, a range of wall and base units, work surfaces with splashback, sink with drainer, integrated appliances including electric oven, gas hob with cooker hood over and fridge/freezer, spotlights, vinyl flooring and radiator. Door to side with washing machine.

Bathroom

Fully tiled bathroom with wash hand basin, freestanding bath, WC, extractor fan, spotlights and heated towel rail.

First Floor

Bedroom One

Double glazed window to front aspect, chimney to side, wood flooring and radiator.

Bedroom Two

Double glazed window to rear aspect, wood flooring and radiator.

Outside

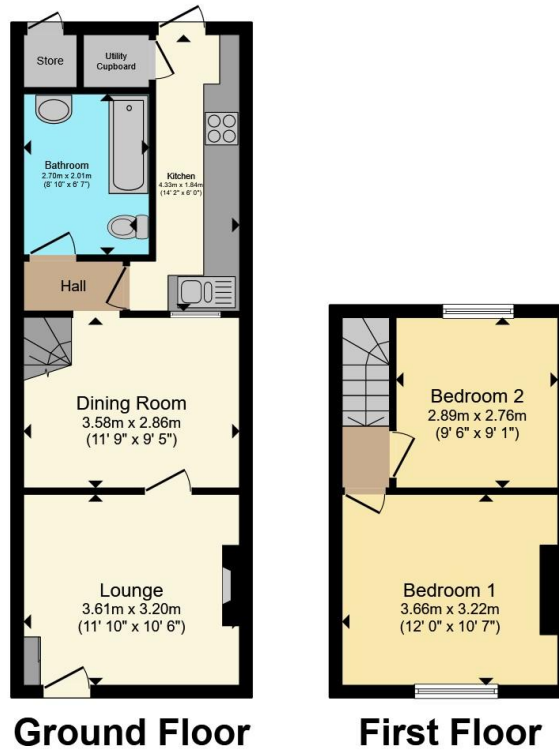
Rear Garden

Private west-facing rear garden laid to lawn with patio area.









Total floor area 61.6 m² (663 sq.ft.) approx

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To view this property please contact Connells on

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14 High Street
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EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

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