



**48 Heronslee, SHEFFORD, SG17 5FQ**

**£1,300 Per Month**

Impressive, spacious, two double bedroom home located within a short walking distance to the town centre. The property comprises of a spacious lounge, kitchen/diner, cloakroom, two double bedrooms and a family bathroom. Outside there is off road parking for two cars and a fully enclosed garden.

Available Mid June.

### Entrance Hall

uPVC double glazed entrance door, stairs leading to first floor, laminate flooring.

### Cloakroom

White suite comprising of low level w.c, pedestal wash hand basin, tiled floor, extractor fan.

### Kitchen 15'0" x 12'0" (4.57 x 3.66)

Range of base and eye level units with roll top work surfaces, one and a half stainless steel sink with mixer tap, two radiators, inset spot lights, integrated oven and hob with extractor chimney hood, uPVC double glazed window to front, uPVC double glazed door to garden.

### Lounge 15'0" x 11'0" (4.57 x 3.35)

uPVC double glazed windows to front and rear, radiator, coving.

### Landing

uPVC double glazed window to rear, coving, radiator.

### Bedroom One 15'0" x 10'0" (4.57 x 3.05)

Two uPVC double glazed windows to front, window to rear, two radiators, fitted sliding door wardrobe.

### Bedroom Two 11'0" x 8'0" (3.35 x 2.44)

uPVC double glazed window to front, radiator, two recessed wardrobes, coving.

### Bathroom

White suite comprising of panelled bath, wall mounted power shower, glass shower screen, low level w.c and wash hand basin in vanity unit, extractor fan, radiator, tiled floor, inset spotlights, uPVC double glazed window to rear.

### Front Garden

Path leading to front door, laid to decorative stone.

### Rear Garden

Fully enclosed rear garden with paved patio area, rest laid mainly to lawn with garden shed.

### Parking

Allocated parking spaces with parallel parking for two cars.

### Agents Notes

Deposit £1,557.

Council Tax band C.

## Floor Plan



GROUND FLOOR



1ST FLOOR

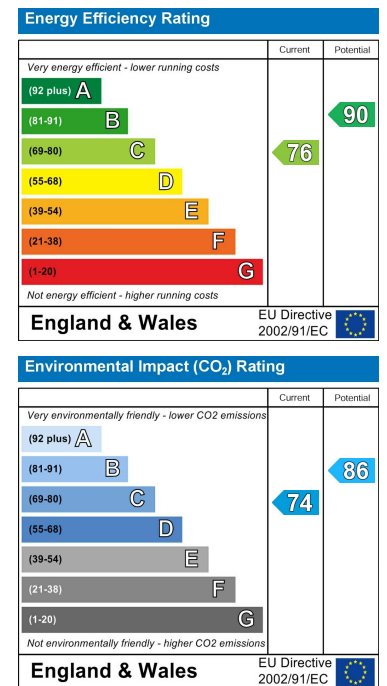
### HERONSLEE - SHEFFORD

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## Area Map



## Energy Efficiency Graph



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