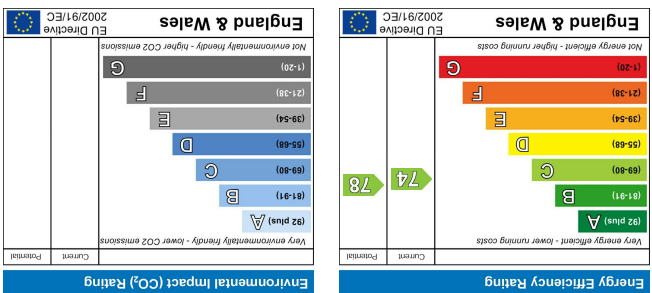




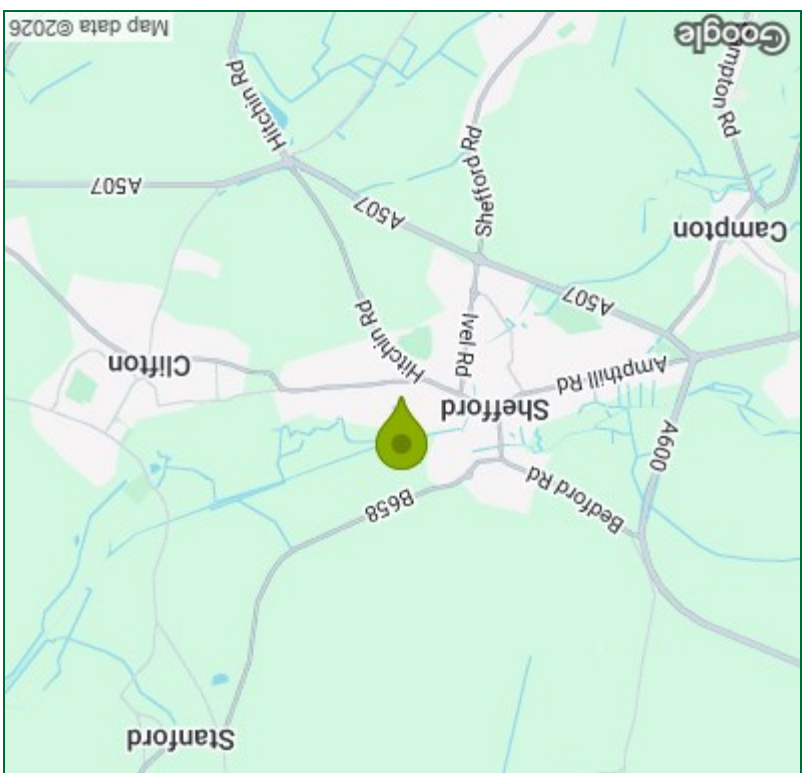
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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



Energy Efficiency Graph



Area Map



Floor Plan



Elgar Drive,
Shefford 1 Beds
£550,000



Entrance Hall

Entrance door, stairs to first floor, two radiators.

Lounge

18'4" x 11'4"

Bay window to front, two radiators, gas effect fire, French doors to dining room.

Dining Room

11'4" x 10'5"

French doors to garden, radiator.

Study

9'4" x 7'9"

Window to front, velux window to front.

Utility

7'8" x 6'9"

Plumbing for washing machine, cupboard housing wall mounted boiler, window to side.

Kitchen/Breakfast Room

14'2" x 13'6"

A well fitted kitchen with a range of base and eye level units with Quartz top work surfaces, inset sink unit with mixer tap, range cooker, dishwasher, tiled splash back, radiator, spotlights, door to garden.

Cloakroom

Suite comprising of low level w.c, wash hand basin, heated towel rail, window to side.

Landing

Window to side, access to loft space, storage cupboard, airing cupboard housing hot water tank.



Bedroom One

14'7" x 9'8"

Window to front, radiator.

En-suite

Suite comprising of shower cubicle with wall mounted shower, low level w.c, wash hand basin, tiled floor, part tiled walls, heated towel rail, window to side.

Bedroom Two

11'5" x 9'4"

Window to rear, fitted double wardrobe.

Bedroom Three

9'8" x 8'9"

Window to front, radiator.

Bedroom Four

10'5" x 8'9"

Window to rear, radiator.

Bathroom

Suite comprising of panel enclosed bath with mixer tap, wall mounted shower, glass shower screen, heated towel rail, low level w.c, pedestal wash hand basin, tiled floor, part tiled walls, window to rear.

Front Garden

Tarmac driveway providing off road parking, path leading to front door, rest laid to lawn, gated access to rear.

Rear Garden

A good sized, fully enclosed garden laid mainly to lawn with paved patio area, gated access to front.

Agents Notes

Freehold.

Council Tax Band E.

