



**Kennedy
& Foster**

18 Lancaster Place
Shefford
SG17 5UF
£310,000

- TWO BEDROOM SEMI DETACHED
- KITCHEN/DINING ROOM
- LOUNGE
- BATHROOM
- CUL DE SAC LOCATION
- GARDEN WITH OUTHOUSE
- PARKING FOR TWO CARS
- CHAIN FREE



Situated in a cul de sac location, this two bedroom semi detached property is being offered chain free. The property has good sized rear garden and parking for two cars. Contact Kennedy & Foster, the Sole Agent to arrange your viewing.

FRONT DOOR INTO:

ENTRANCE HALL

Consumer unit. Door to:

LOUNGE

13' 9" x 13' 3" (4.19m x 4.04m) Stairs to first floor with recess under, radiator, uPVC double glazed window to front, gas fire(STS). Door to:

KITCHEN/DINING ROOM

13' 09" x 8' 01" (4.19m x 2.46m) Wall, base and drawer units with work surface over, space for washing machine and fridge, cupboard housing boiler, built in oven, gas hob and extractor over, sink unit with mixer tap, uPVC double glazed window to rear and uPVC double glazed door to rear.

FIRST FLOOR LANDING

Access to loft , uPVC double glazed window to side. Door to:

BEDROOM ONE

11' 5" x 10' 5" (3.48m x 3.18m) Fitted bedroom furniture, radiator, uPVC double glazed window to front, built in storage cupboard, airing cupboard with shelving, hanging rail and housing water cylinder.

BEDROOM TWO

9' 11" x 7' 11" (3.02m x 2.41m) Fitted bedroom furniture, radiator, uPVC double glazed window to rear.

BATHROOM

Bath with mixer tap and hand held shower attachment, shower over, vanity basin with cupboard under, low level WC, radiator, frosted uPVC double glazed window to rear.

OUTSIDE

FRONT

Parking for two cars.

REAR GARDEN

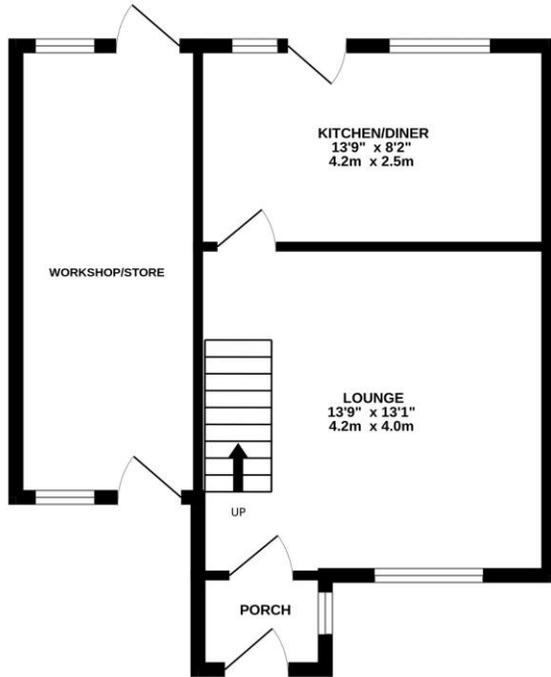
Paved patio, laid to lawn, shrubs, outside tap. Door to:

BRICK BUILT OUTBUILDING

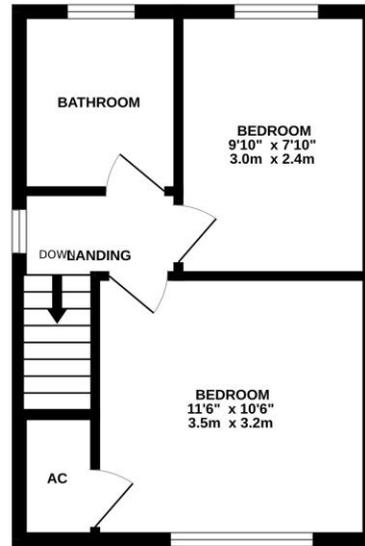
19' 04" x 7' 04" (5.89m x 2.24m) Power and light, eaves storage. Door to front and rear.



GROUND FLOOR
443 sq.ft. (41.2 sq.m.) approx.



1ST FLOOR
293 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA : 736 sq.ft. (68.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OFFICE

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. The floorplan and pictures should not be relied upon for the purchase of any fixtures and fittings. Whilst every care has been taken to ensure the measurements accuracy, they are approximate for general guidance purposes only and potential buyers are advised to recheck the measurements. Please take note that we do not test appliances or carry out any form of a survey, we advise you carry out your own investigation. If requested, we may refer you to our recommended providers such as Conveyancers and Financial Services. For this we may receive a commission fee, you are not obligated to use the recommended providers. Where applicable any lease details and property charges are given as a guide from the vendors, this should be checked prior to agreeing a sale.