



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.

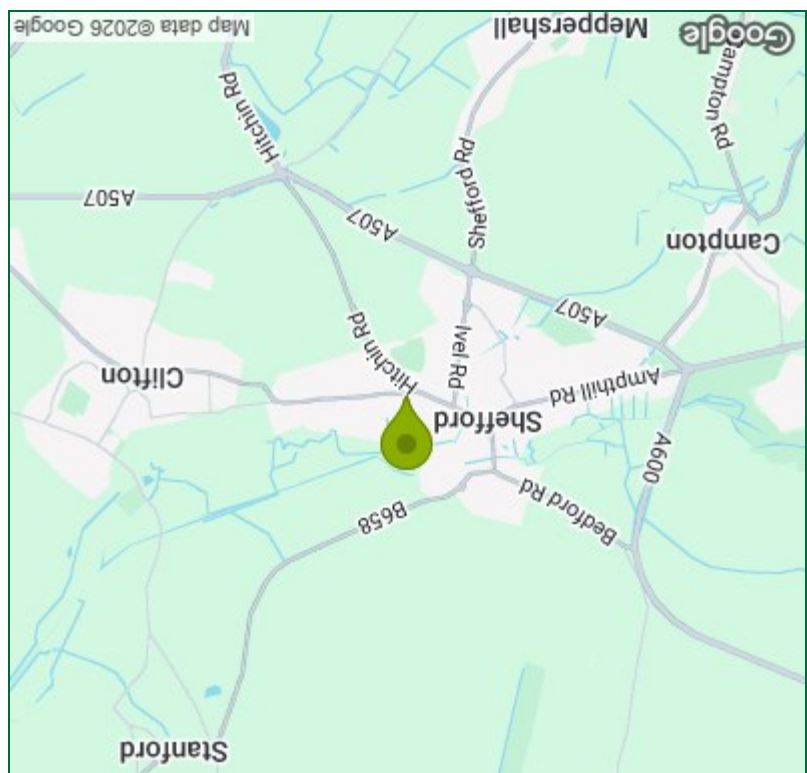
If you wish to arrange a viewing appointment for this property or require further information, please contact our Shefford Office on 01462 814087

### Viewing

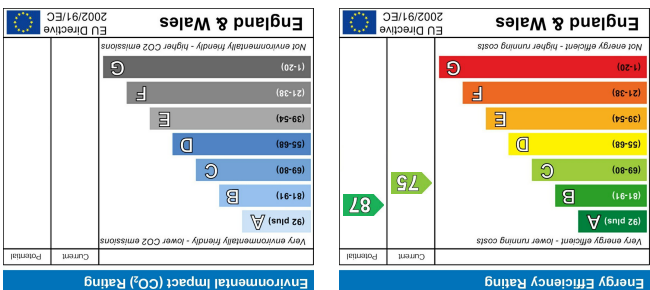
What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and responsibility is taken for any errors or omissions. The floor plan is illustrative only and should be used as a guide only. Prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their capability or efficiency can be given.

Made with Metrelog (2025)

**Floor Plan**



Area Map



Energy Efficiency Graph



Olivers Court,  
Shefford 1 Beds  
£300,000



#### Entrance Hall

Upvc double glazed entrance door, recessed storage cupboard, radiator, coving, stairs leading to first floor.

#### Cloakroom

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

#### Kitchen

12'0" x 5'0"

Window to front, range of base and eye level units with roll top work surface, stainless steel sink unit with mixer tap, integrated "neff" oven and hob, integrated fridge/freezer, tiled splashback, integrated dishwasher, integrated washer/drier, radiator, extractor hood, coving.

#### Lounge/Dining Room

15'0" x 12'0"

Spacious room with French doors to garden, coving, under stairs storage cupboard, two radiators.

#### Landing

Stairs leading to second floor, radiator, coving.

#### Bedroom One

12'0" x 9'0"

Two windows to rear, built in double wardrobe, separate cupboard, radiator coving.

#### En-suite

White suite comprising of fully tiled shower cubicle, low level w.c, pedestal wash hand basin, heated towel rail, part tiled walls, extractor fan.



#### Bathroom

White suite comprising of panelled bath with mixer tap and shower attachment, low level w.c, pedestal wash hand basin, heated towel rail, part tiled walls, extractor fan.

#### Bedroom Two

12'0" x 8'0"

Two windows to front, radiator, coving.

#### Landing

Cupboard housing hot water tank.

#### Bedroom Three

18'0" x 9'0"

Velux window to rear, fitted recessed cupboard, radiator.

#### Front Garden

Path leading to front door, flower beds with shrubs to either side of path.

#### Rear Garden

Laid to lawn, enclosed by fencing.

#### Parking

Allocated parking space for one car.

#### Agents Notes

Council Tax Band C.

Annual service charge payment £281.04.

