



3 Old Station Way, Shefford, SG17 5ED

Price Guide £205,000

An excellent opportunity to purchase this spacious, ground floor apartment located within the Town centre of Shefford. The property benefits from a 17ft lounge/diner, spacious kitchen, two decent sized bedrooms and a refitted shower room. Outside there is a large communal garden and its own garage. Being sold with no upward chain.

Entrance Hall

Entrance door, entry phone system, storage cupboard.

Lounge/diner 17'5" x 12'2" (5.32 x 3.71)



Dual aspect room with windows to side and rear, door to communal garden, radiator.

Kitchen 10'2" x 8'10" (3.1 x 2.71)

Fitted kitchen with a range of base and eye level units with roll top work surfaces, stainless steel sink unit, integrated oven and hob, tiles splash back, cupboard housing wall mounted boiler.

Shower Room

White suite comprising of fully tiled shower cubicle, low level w.c, wash hand basin, radiator.

Bedroom One 14'10" x 12'2" (4.54 x 3.71)



Window to front, radiator.

Bedroom Two 11'3" x 7'4" (3.45 x 2.26)

Window to front, radiator.

Outside

Garage



Up and over door to garage.

Communal gardens



Large communal gardens mainly laid to lawn with a selection of mature trees and shrubs.

Agents Notes

Leasehold.

Lease term. 999 year lease term from 1978.

Ground Rent. 60.00.

Service Charge. £1414.60.

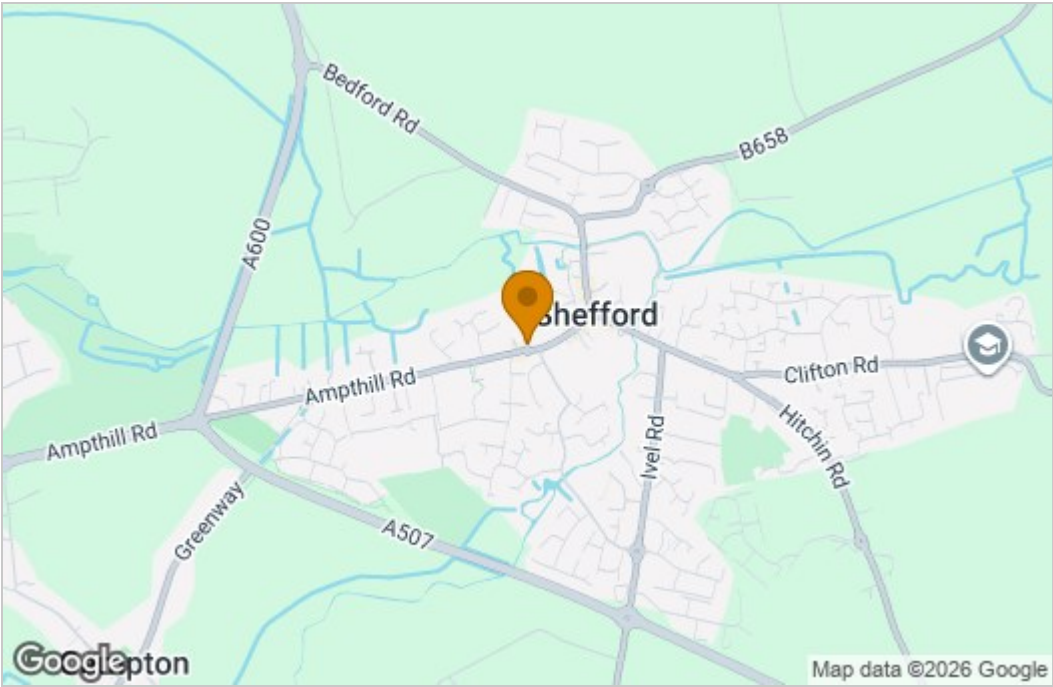
Council Tax band B.

Floor Plan

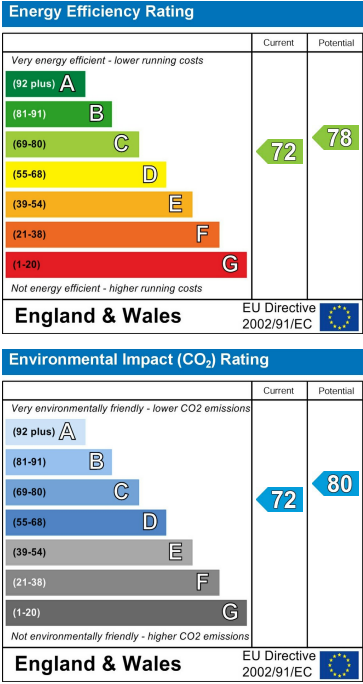


TOTAL FLOOR AREA: 613 sq.ft. (56.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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Area Map



Energy Efficiency Graph



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