



Cedar Close, Shefford, SG17 5RT
Guide Price £300,000 - £325,000

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LATCHAM ———
————— DOWLING

ESTATE AGENTS

***GUIDE PRICE £300,000 -
£325,000***

Latcham Dowling are delighted to offer for sale this well presented three/four bedroomed semi-detached home situated in the popular market town of Shefford and is located within easy walking distance of the shops, eateries, schools, library, doctors' surgery, sports facilities and has great access for both the M1 and A1 link roads.

The property is in wonderful condition and benefits from double glazing and radiator heating. There is a 15' lounge, 14'5 kitchen/dining room, a garden room that is currently used as a bedroom and has radiator heating and an en suite. There are three bedrooms and a bathroom to the first floor. There is a very attractive rear South facing rear garden. There is a driveway with parking.

As mentioned previously, there is a garden room that is currently used as a bedroom and has an En suite. This really lends itself to a multitude of options and would make a great office or hair salon etc.

This is a great home in great condition and really needs to be viewed.

*AGENTS NOTE Bedroom four is a garage conversion and has radiator heating but may need to be checked as to the current regulations regarding using it as a bedroom.

Entrance

Lounge

14'5 x 15'1 into bay (4.39m x 4.60m into bay)





Kitchen/Dining room
14'5 x 11 (4.39m x 3.35m)

Garden room
11'5 x 8'2 (3.48m x 2.49m)

En Suite

First floor

Landing

Bedroom one
12'2 x 8'4 (3.71m x 2.54m)

Bedroom two
10'9 x 8'3 (3.28m x 2.51m)

Bedroom three
8'8 x 5'9 (2.64m x 1.75m)

Bathroom

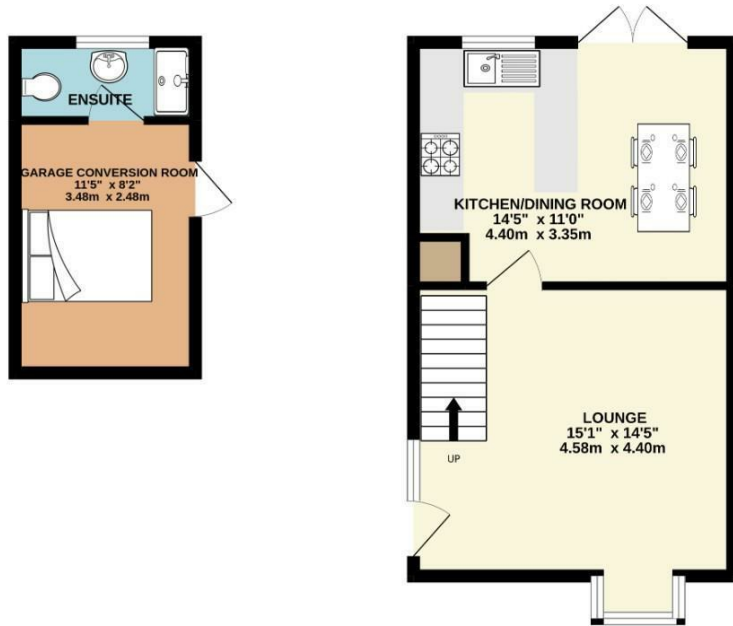
Outside

Front

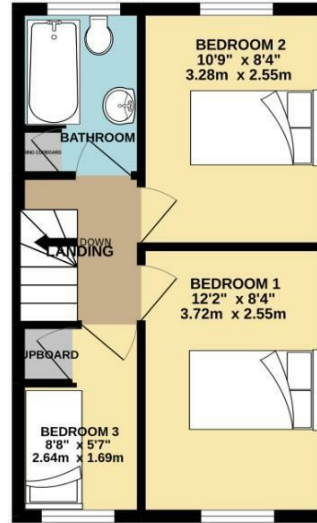
Rear garden



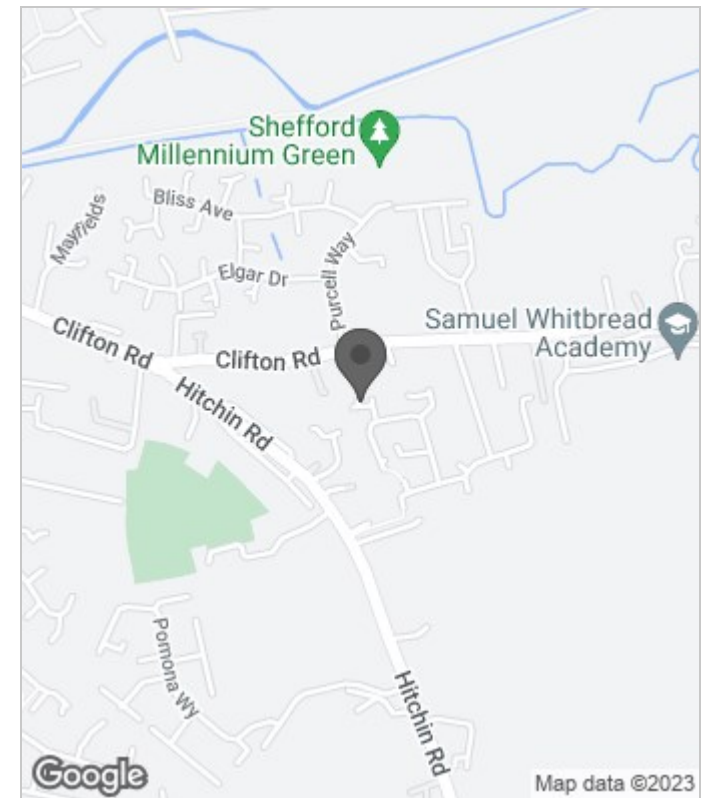
GROUND FLOOR
477 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR
319 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA: 796 sq.ft. (74.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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