



74 River View, Shefford, SG17 5FN

£185,000

An excellent First Time Purchase or Investment Opportunity. This two bedroom second floor flat is presented in excellent order throughout and located just a short stroll to Shefford Town Centre. The property boasts a well fitted kitchen with Juliet balcony, two bedrooms, master bedroom with en-suite, allocated parking and is being sold with no upward chain. Buy to let rental value £900.00 PCM.

Entrance Hall

Communal entrance door, entry phone system, airing cupboard housing hot water tank.

Kitchen Area 10'1" x 7'0" (3.09 x 2.14)

Fitted kitchen with a range of base and eye level units with roll top work surfaces, stainless steel sink unit, integrated oven and hob with stainless steel extractor hood over, plumbing for washing machine, integrated fridge/freezer, French doors to Juliet Balcony.

Lounge Area 12'7" x 8'2" (3.86 x 2.49)



Radiator, opening into kitchen.

Bedroom One 13'1" x 8'6" (4 x 2.6)



Window to rear, radiator, door to:-

En-suite Shower Room



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

Bedroom Two 12'0" x 8'3" (3.67 x 2.52)



Window to rear, radiator.

Bathroom



White suite comprising of panelled bath with mixer tap and wall mounted shower, low level w.c, pedestal wash hand basin, radiator

Lease details

250 year lease term from 1st September 2008.
Ground rent £150.00 per annum.
Service charge £TBC.

Floor Plan

SECOND FLOOR



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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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