



36 Old Station Way, Shefford, SG17 5ED

Price Guide £225,000

An excellent investment opportunity or first time purchase. We are pleased to offer for sale this modern, two bedroom, coach house located in a central position within just a short walk of Shefford Town Centre.

The property is available to purchase with no upward chain. (Subject to vacant possession)

Entrance Hall

UPVC double glazed entrance door with window to front, radiator, door to bedroom two, stairs leading to first floor.

Bedroom Two 10'0" x 5'8" (3.07 x 1.73)



uPVC double glazed window to front, radiator, coving.

Landing

Access to loft space, coving.

Living Room 14'7" x 10'7" (4.47 x 3.25)



uPVC double glazed window to front, radiator, coving.

Kitchen 8'11" x 5'6" (2.72 x 1.68)

uPVC double glazed window to rear, range of base and eye level units with roll top work surfaces, stainless steel sink with mixer tap, tiled splash back.

Bedroom One 12'2" x 8'11" (3.71 x 2.72)

uPVC double glazed window to rear, radiator, coving, recessed cupboard and wall mounted gas boiler.

Shower Room



White suite comprising of fully tiled shower cubicle with wall mounted power shower, low level w.c, pedestal wash hand basin, radiator, part tiled walls, uPVC double glazed window to front.

Parking

Allocated parking for one car.

Agents Notes

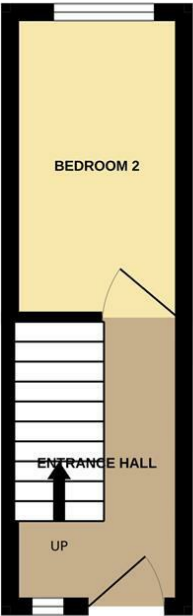
Freehold.

No upward chain.

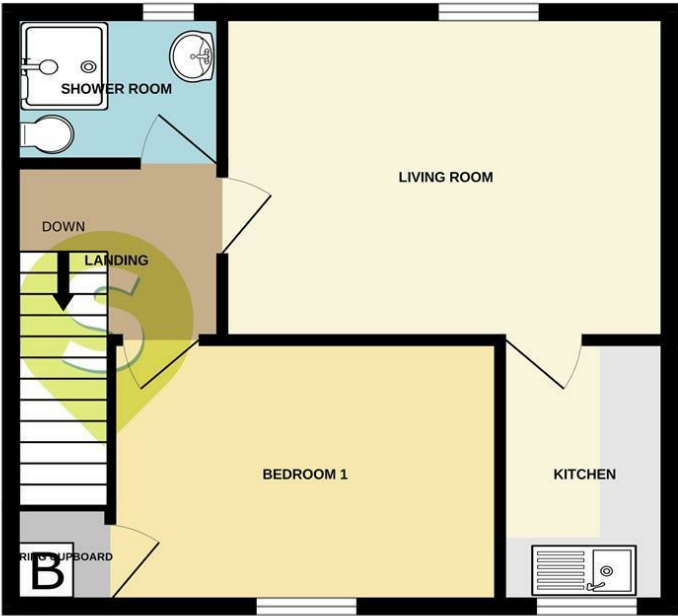
Council tax band B.

Floor Plan

GROUND FLOOR
112 sq.ft. (10.4 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.

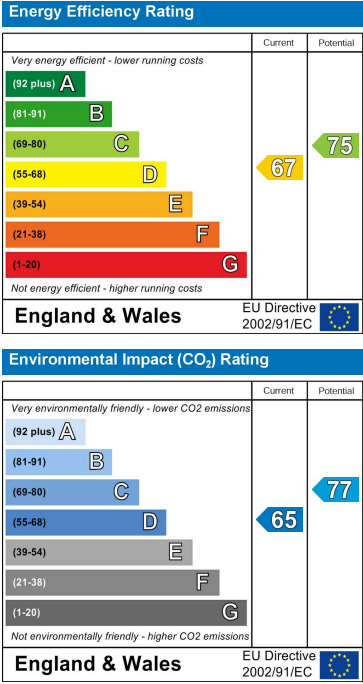


TOTAL FLOOR AREA : 536 sq.ft. (49.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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