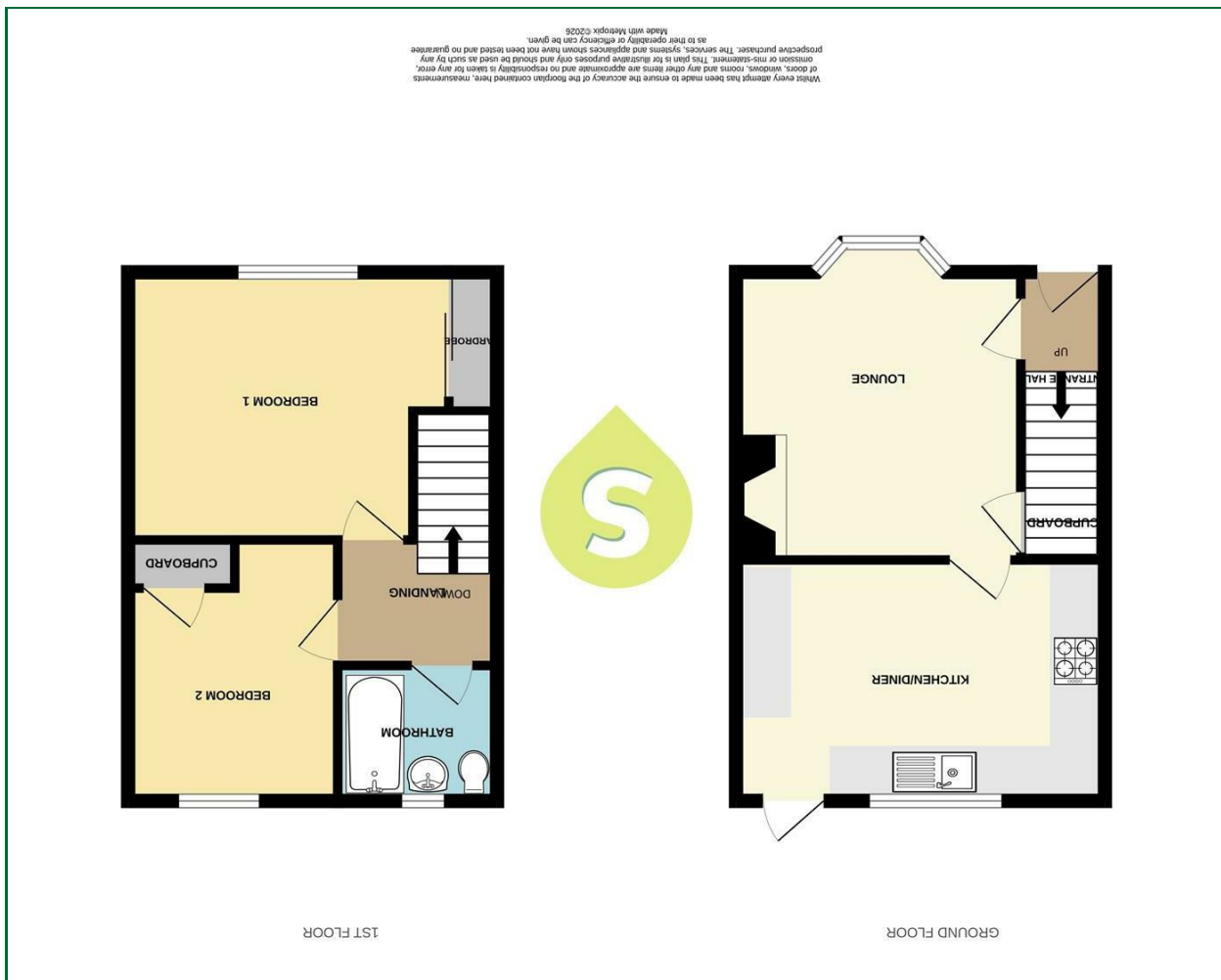




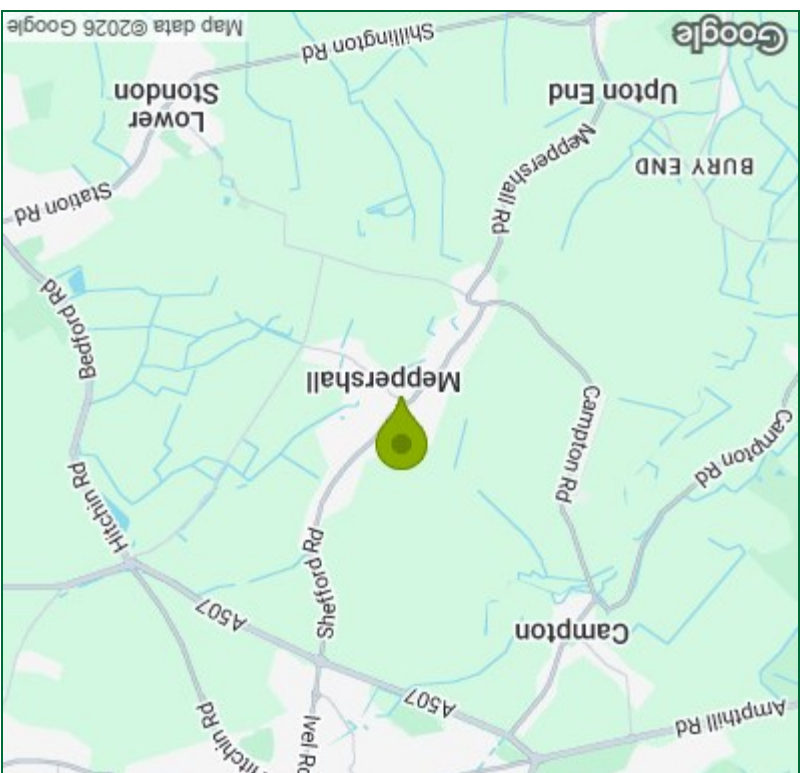
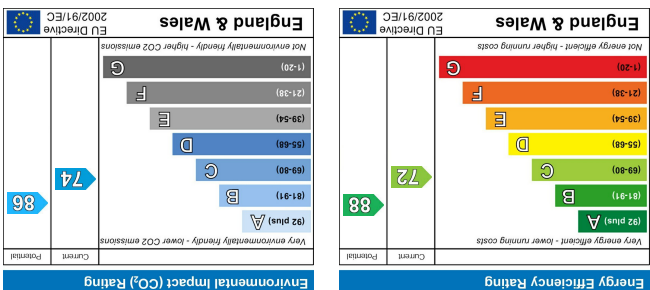
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

### Viewing

Please contact our Shefford Office on 01462 814087  
if you wish to arrange a viewing appointment for this property or require further information.



### Energy Efficiency Graph



Area Map

Floor Plan



Fildyke Road,  
Meppershall | Bedfordshire  
£310,000



**Entrance Hall**  
Entrance door, stairs to first floor.

**Living Room**  
12'11" x 11'8"  
uPVC double glazed bay window to front, radiator, electric fire with wooden surround, understairs cupboard.

**Kitchen/Diner**  
15'1" x 9'10"  
Stunning fully fitted kitchen with a range of high gloss fronted base and wall mounted units and roll top work surfaces, one and a half stainless steel sink unit with mixer tap, integrated appliances to include - washing machine, dishwasher, fridge/freezer, ceramic hob and electric oven. LED ceiling lights, under counter concealed lighting & plinth lighting, radiator, tiled floor, window and door to rear.

**Landing**  
Doors to all first floor rooms.

**Bedroom One**  
15'1" x 10'11"  
uPVC window to front, fitted wardrobe, radiator.

**Bedroom Two**  
12'0" x 8'2"  
uPVC window to rear, built in cupboard with hanging provision and internal lighting.



**Bathroom**  
White suite comprising of panel enclosed bath with mixer tap and wall mounted shower, glass shower screen, low level w.c, and wash hand basin in vanity unit, fully tiled walls, tiled floor, window to rear.

**Front Garden**  
Path leading to front door, rest laid to lawn, covered passageway leading to rear garden.

**Rear Garden**  
Paved patio area, rest laid to lawn with additional paved patio to rear of garden, garden shed.

**Agents Notes**  
Council Tax Band B.

