



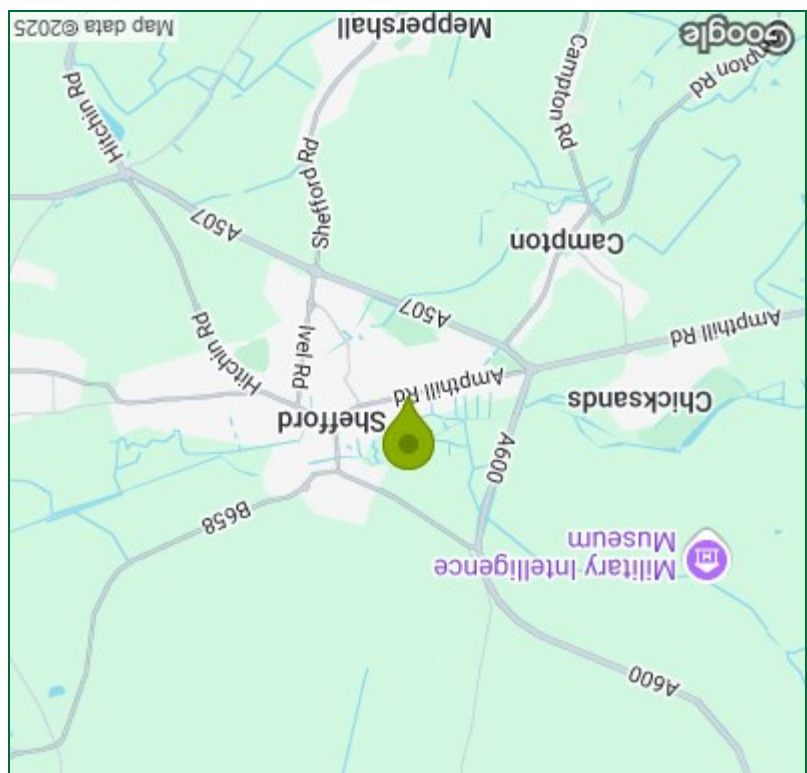
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

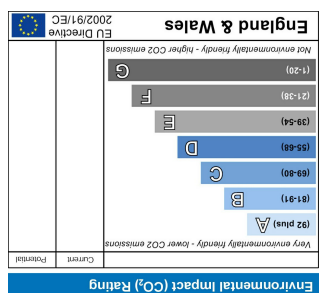


Floor Plan



Area Map

Energy Efficiency Graph



Amphyll Road,
Shefford | Beds
£230,000



Lounge
19'3" x 10'9"
Entrance door, uPVC window to front, brick built fireplace, cupboard housing gas and electric meter, under stairs cupboard, stairs leading to first floor, two radiators.

Inner Hall
Large storage cupboard, door to kitchen, door to:-

Bathroom
Suite comprising of panel enclosed bath, low level w.c, wash hand basin, fully tiles walls.

Kitchen
10'11" x 8'2"
Range of base and eye level units with roll top work surfaces, inset stainless steel sink unit, wall mounted gas boiler, window and door to rear.

Landing
Access to bedrooms one and two.

Bedroom One
11'0" x 10'0"
Window to front, radiator.

Bedroom Two
8'11" x 8'1"
Door to rear roof, radiator.

Rear Garden
A good sized fully enclosed garden, gated access to front. (Shared access across rear of garden for neighbouring property).

Agents Notes
Freehold
Council Tax band B.

