



**9 Cedar Close, Shefford, SG17 5RT**

**£1,250 Per Month**

A lovely two bedroom semi detached home located in a quiet cul de sac. The property is presented in good order throughout and comprises of a 13ft Living room, kitchen/diner, two bedrooms and a family bathroom. Available Mid July 2026.

### Entrance Porch

Entrance door, windows to front and side.

### Lounge 13'2" x 11'8" (4.02 x 3.57)



Window to front, radiator, stairs leading to first floor. Wall mounted TV.

### Kitchen/Diner 11'8" x 9'10" (3.57 x 3.02)

Fitted kitchen with a range of base and eye level units with roll top work surfaces, stainless steel sink unit with mixer tap, integrated oven with electric hob and extractor hood over, washing machine, fridge/freezer, tiled floor, fitted cupboard, cupboard housing wall mounted gas boiler, window to rear, door to garden.

### Landing

Doors to all first floor rooms.

### Bedroom One 9'10" x 8'10" (3 x 2.7)

Window to front, fitted cupboard, fitted wardrobes, radiator. Double bed frame.

### Bedroom Two 11'8" x 7'8" (3.58 x 2.35)

Window to rear, radiator.

### Bathroom



White suite comprising of panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin, low level w.c, partially tiled walls, cupboard, heated towel rail, tiled floor.

### Parking

Parking space for two cars. Garage not included.

### Garden



Fully enclosed low maintenance garden laid to artificial lawn.

### Agents Notes

Tenancy Term 6 Months minimum.

Deposit 5 weeks rent £1500.

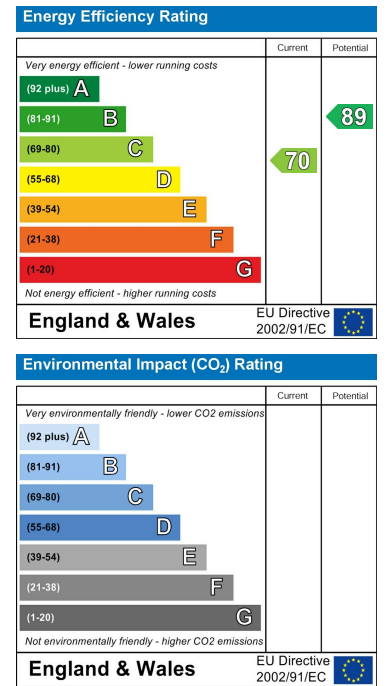
Council Tax Band C.

# Floor Plan

## Area Map



## Energy Efficiency Graph



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.

22 High Street, Shefford, Bedfordshire, SG17 5DG

Tel: 01462 814087 Email: enquiries@sheridans-estates.com <https://www.sheridans-estates.com>