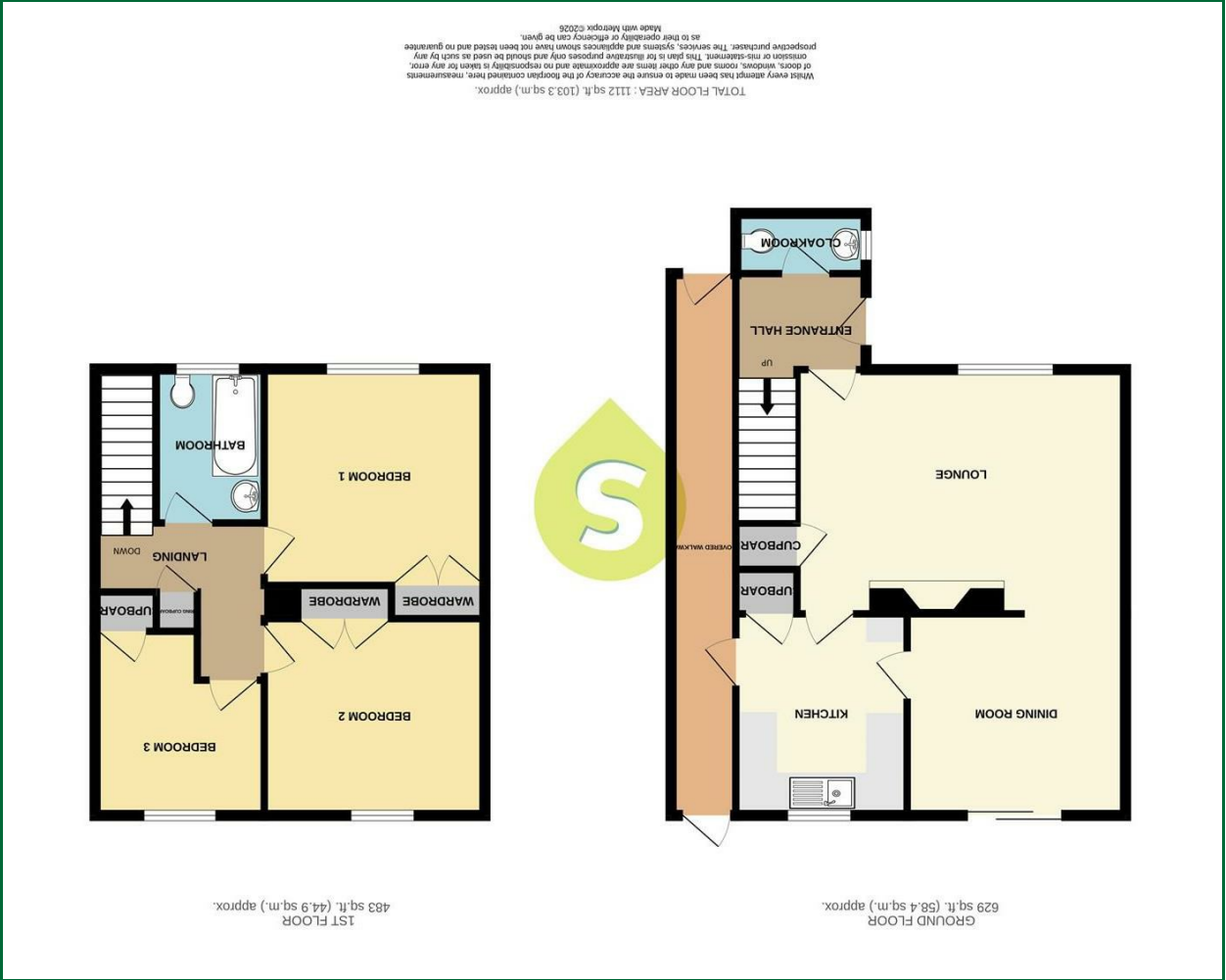


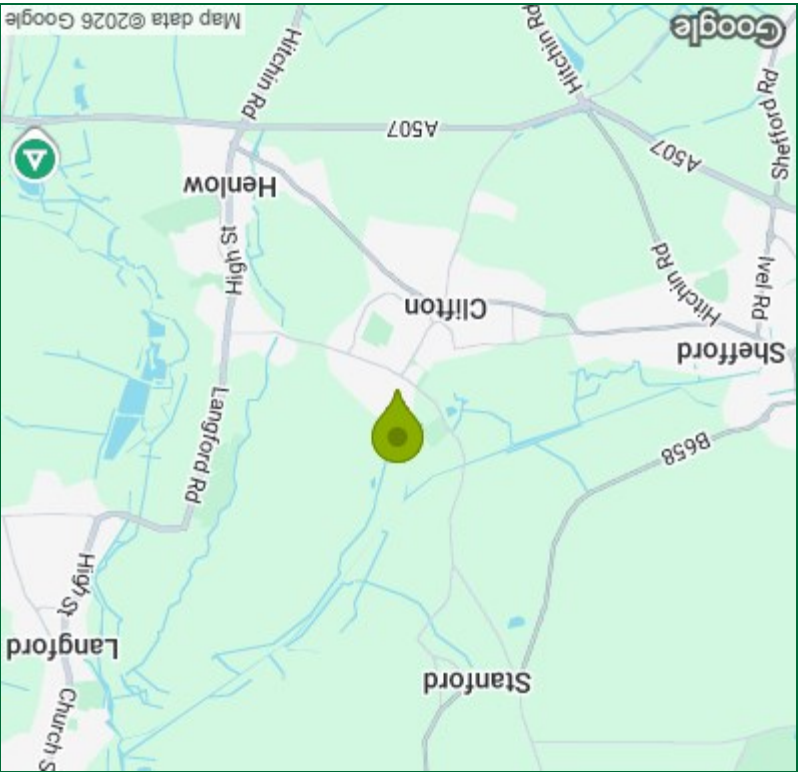
Lychmead,
Clifton | Beds
£400,000



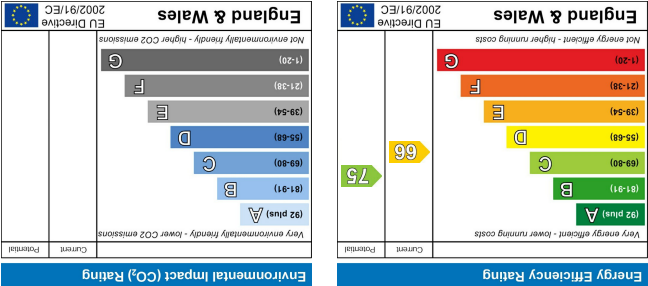
Floor Plan



Area Map



Energy Efficiency Graph



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

Viewing

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

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

Cloakroom
Suite comprising of low level w.c, wash hand basin, radiator, window to side.

Lounge
17'7" x 12'10"
Window to front, radiator, gas effect fire, under stairs storage cupboard.

Dining Room
11'6" x 10'7"
Sliding patio doors to garden, radiator.

Kitchen
10'7" x 9'0"
Fitted kitchen with a range of base and eye level units with roll top work surfaces, one and a half acrylic sink with mixer tap, integrated oven and hob, integrated under counter fridge and freezer, tiled splash back, storage cupboard, window to rear, door to:-

Covered passageway
28'10" x 5'0"
Doors to front and rear gardens.

Landing
Window to side, airing cupboard housing hot water tank.

Bedroom One
11'7" x 11'2"
Window to front, fitted double wardrobe, radiator.



Bedroom Two
11'8" x 10'4"
Window to rear, radiator, fitted double wardrobe.

Bedroom Three
9'3" x 9'1"
Window to rear, radiator, fitted cupboard.

Bathroom
Suite comprising of panel enclosed bath, wash hand basin, low level w.c, radiator, window to front.

Front Garden
Concrete path leading to front door and side leading to covered walk way, rest laid to lawn.

Garage
Up and over door, power and light, personal door to rear garden, driveway in front of garage.

Rear Garden
A fully enclosed rear garden with paved patio area, variety of shrubs, gated access to side.

Agents Notes

No upward chain.
Council Tax Band E.

