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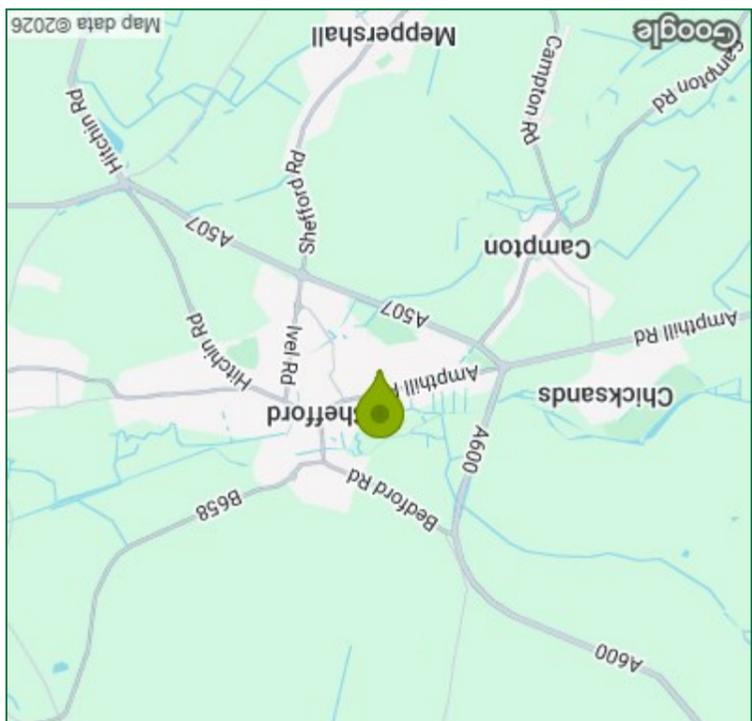
If you wish to arrange a viewing appointment for this property or require further information.

Please contact our Shefford Office on 01462 814087

### Viewing



Floor Plan



Area Map

Energy Efficiency Rating	
EU Directive 2002/91/EC	Current Potential
Very energy efficient - lower running costs	A (81-91)
Energy efficient - lower running costs	B (69-80)
Decent energy efficiency	C (55-68)
Not energy efficient - higher running costs	D (39-54)
	E (21-38)
	F (1-20)
	G (1-20)

Environmental Impact (CO <sub>2</sub> ) Rating	
EU Directive 2002/91/EC	Current Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A (21-29)
Environmentally friendly	B (12-20)
Decent environmental performance	C (6-11)
Not environmentally friendly - higher CO <sub>2</sub> emissions	D (1-5)
	E (1-5)
	F (1-5)
	G (1-5)

Energy Efficiency Graph



George Street,  
Shefford 1 Beds  
£335,000



**Entrance Hall**  
Entrance door, stairs to first floor, storage cupboard, radiator.

**Lounge**  
12'1" x 9'7"  
Bay window to front, radiator.

**Kitchen**  
7'10" x 7'7"  
Fitted range of base units with work surface over, stainless steel sink, window to side and rear, two recessed cupboards, door to rear lobby.

**Dining Room**  
13'1" x 10'5"  
Window to rear, radiator.

**Rear Lobby**  
Door to front and rear garden.

**W.C**  
Low level w.c.

**Workshop**  
14'4" x 7'10"  
Window to front and rear.

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

**Bedroom One**  
11'0" x 9'6"  
Window to front, radiator.

**Bedroom Two**  
13'0" x 12'1"  
Window to rear, radiator.



**Bedroom Three**  
9'7" x 7'2"  
Window to front, radiator, fitted cupboard.

**Bathroom**  
Suite comprising panel enclosed bath, low level w.c, wash hand basin, tiled splash back, window to rear.

**Front Garden**  
Gravelled driveway providing off road parking for several cars, path leading to front door, rest laid to lawn.

**Rear Garden**  
A large fully enclosed garden laid mainly to lawn, path extending to rear of garden, gated access to front.

**Agents Notes**  
Freehold.  
Council Tax Band C.

