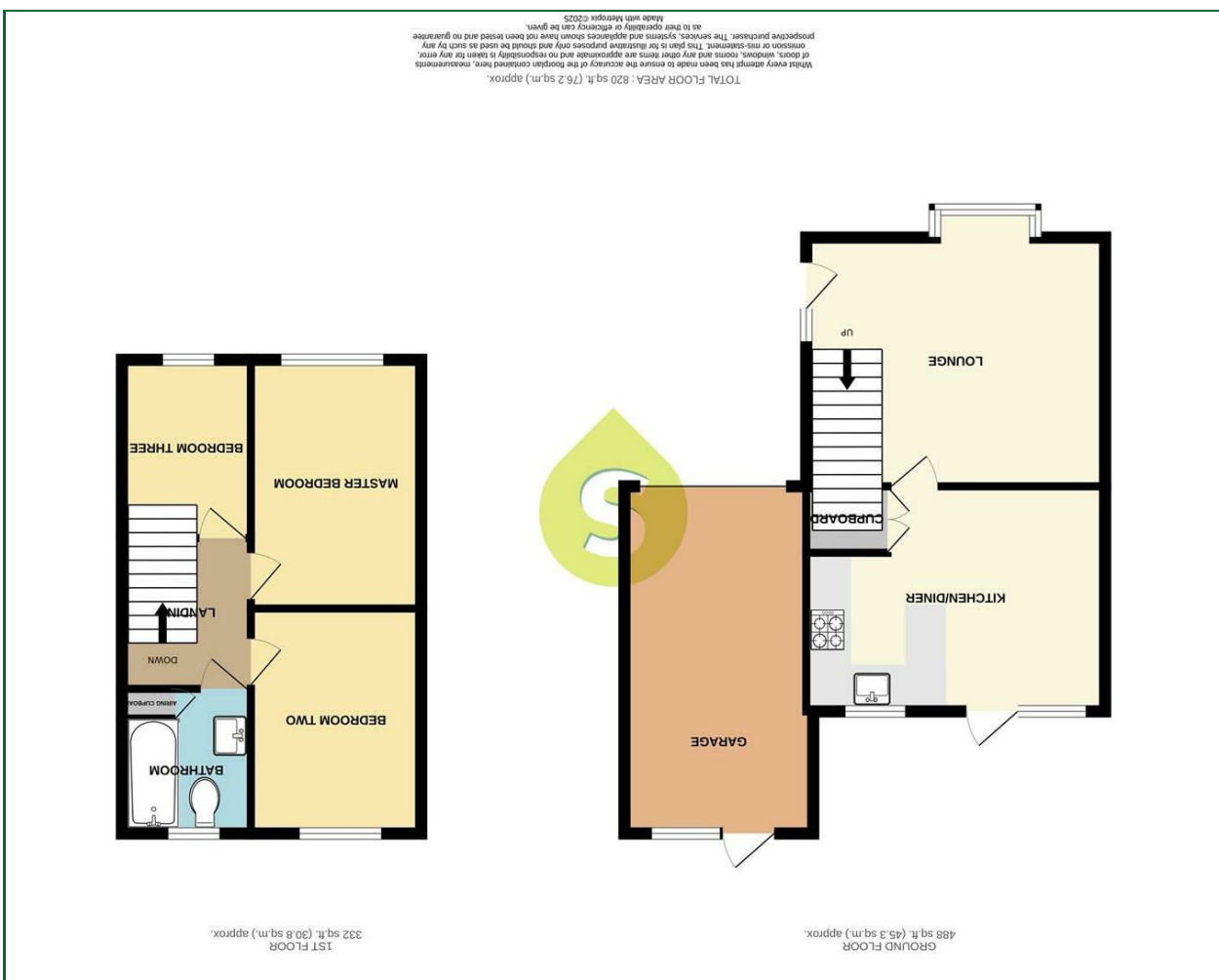




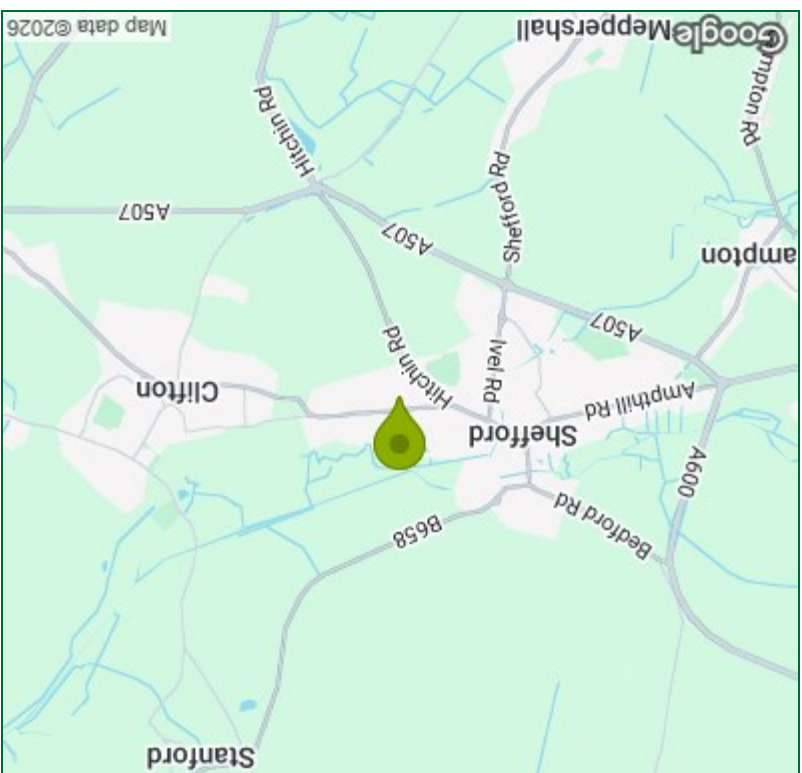
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

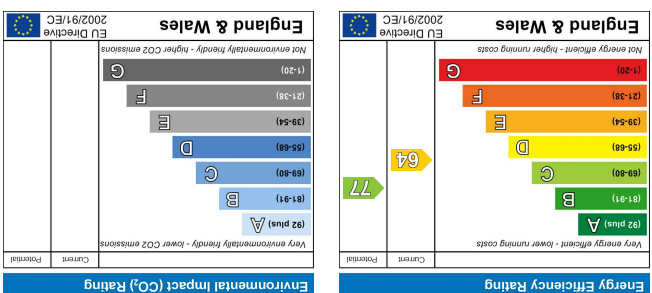


Floor Plan

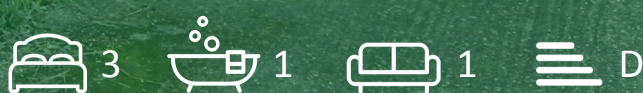


Area Map

### Energy Efficiency Graph



Cedar Close,  
Shefford 1  
£275,000



An excellent opportunity for someone to make their mark on this three bedroom, semi detached home located in a quiet close. The property is in need of some modernisation but boasts a spacious lounge, good sized kitchen/diner, three bedrooms and family bathroom. Outside there is a garage, driveway and fully enclosed garden. Being sold with no upward chain.

#### Living Room

14'4" x 15'10"

Spacious room with walk in box bay window to front, two radiators, stairs leading to first floor, entrance door.

#### Kitchen/Diner

14'5" x 10'11"

Fitted kitchen with a range of base and eye level units with roll top work surfaces, stainless steel sink unit, tiled splash back, integrated oven and hob, large pantry, two windows to rear, door to garden.

#### Landing

Access to loft space, doors to all first floor rooms.

#### Bedroom One

12'0" x 8'3"

Window to front, radiator.

#### Bedroom Two

11'0" x 8'4"

Window to rear, radiator.

#### Bedroom Three

8'9" x 5'10"

Window to front, radiator, fitted cupboard.



#### Bathroom

Suite comprising of panel enclosed bath, pedestal wash hand basin, low level w.c, tiled splash back, radiator, airing cupboard with shelving and radiator, window to rear.

#### Front Garden

Concrete driveway providing off road parking.

#### Garage

16'7" x 9'0"

Up and over door, power and light, eave storage space, personal door and window to rear.

#### Rear Garden

Fully enclosed rear garden laid mainly to lawn, paved patio area.

#### Agents Notes

Freehold.

Council Tax Band C.

