



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.

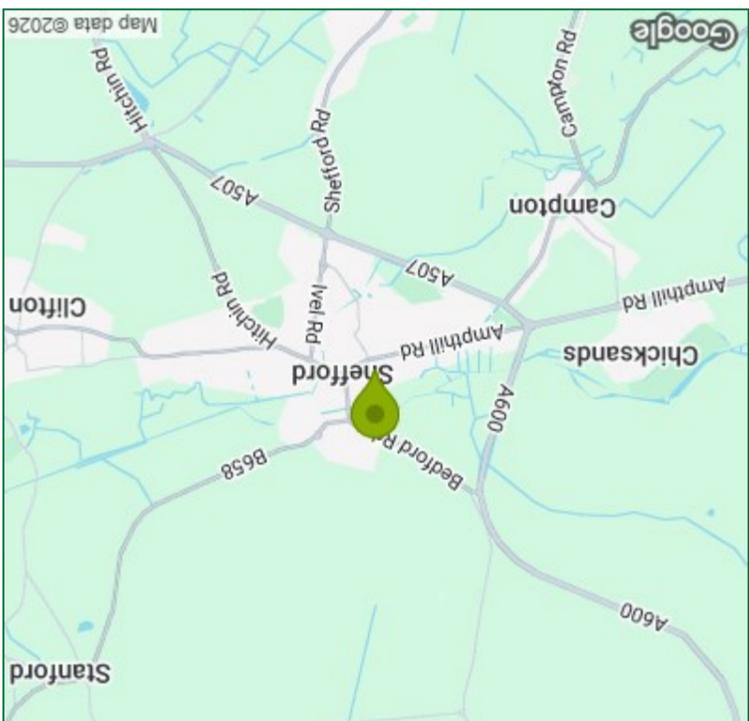
If you wish to arrange a viewing appointment for this property or require further information.

Please contact our Shefford Office on 01462 814087

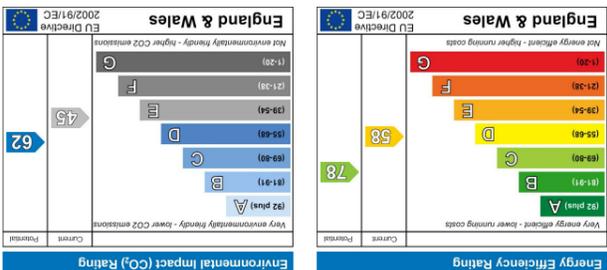
Viewing



Floor Plan



Area Map



Energy Efficiency Graph



Old Station Way,
Shefford | Bedfordshire
£200,000



Entrance Hall

Entrance door, airing cupboard housing hot water tank.

Living Room

17'4" x 11'9"

uPVC windows rear and side, electric heaters.

Kitchen

9'11" x 8'9"

Fully 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 and hob with extractor hood over, tiled splash back, plumbing for washing machine, tiled floor, window to rear, inset spotlights.

Bedroom One

14'7" x 9'7"

uPVC window to front, electric heater.

Bedroom Two

11'2" x 7'6"

uPVC window to front, electric heater.

Bathroom

White suite comprising of panel enclosed bath, wall mounted electric shower, low level W.C, pedestal wash hand basin, tiled floor, part tiled walls.

Communal gardens

Well kept communal gardens laid mainly to lawn with flower beds and mature trees.

Garage

En bloc, up and over door.

Agents Notes



Leasehold

Long lease term of 999 years from 1978.

Ground rent £60.00 per annum.

Service charge £1250.00 per annum.

