



11 Plough Lane, SHEFFORD, SG17 5GF

Offers Over £310,000

A SPACIOUS, two double, bedroom home situated on a POPULAR development within a short walk to Shefford Town Centre. RECENTLY been redecorated throughout with new carpets fitted to the first floor. The house benefits from a good sized lounge, fitted kitchen, two double bedrooms, a large rear garden and off road parking for two cars. Being sold with no upward chain.

Entrance Hall

uPVC entrance door, stairs leading to first floor, radiator.

Kitchen 11'6" x 7'10" (3.51 x 2.40)

11' 6" x 7' 10" (3.51m x 2.40m) Well fitted kitchen with a range of base and eye level units with roll top work surfaces, stainless steel sink unit with mixer tap, integrated electric oven and gas hob with stainless steel chimney hood over, plumbing for washing machine, space for upright fridge/freezer, wall mounted gas boiler, uPVC double glazed window to front.

Cloakroom

White suite comprising of low level w.c, wash hand basin with tiled splashback, radiator, extractor fan.

Lounge/Diner 14'5" x 10'7" (4.40 x 3.23)

14' 5" x 10' 7" (4.40m x 3.23m) uPVC double glazed window and door to garden, two radiators.

Landing

Access to loft space, storage cupboard with shelving.

Bedroom One 14'5" x 8'11" (4.40 x 2.71)

14' 5" x 8' 11" (4.40m x 2.71m) Two uPVC double glazed windows to front, radiator.

Bedroom Two 14'6" x 9'5" (4.42 x 2.86)

14' 6" x 9' 5" (4.42m x 2.86m) uPVC double glazed window to rear, radiator.

Bathroom

White suite comprising of panelled bath with mixer tap, wall mounted power shower, glass shower screen, low level w.c, pedestal wash hand basin, radiator, uPVC double glazed window to side.

Front Garden

Off road parking space for two cars, path leading to front door, gated access to rear garden.

Rear Garden



Fully enclosed garden with paved patio area, step up to fake lawn with decked area to rear, gated access to front.

Additional Information

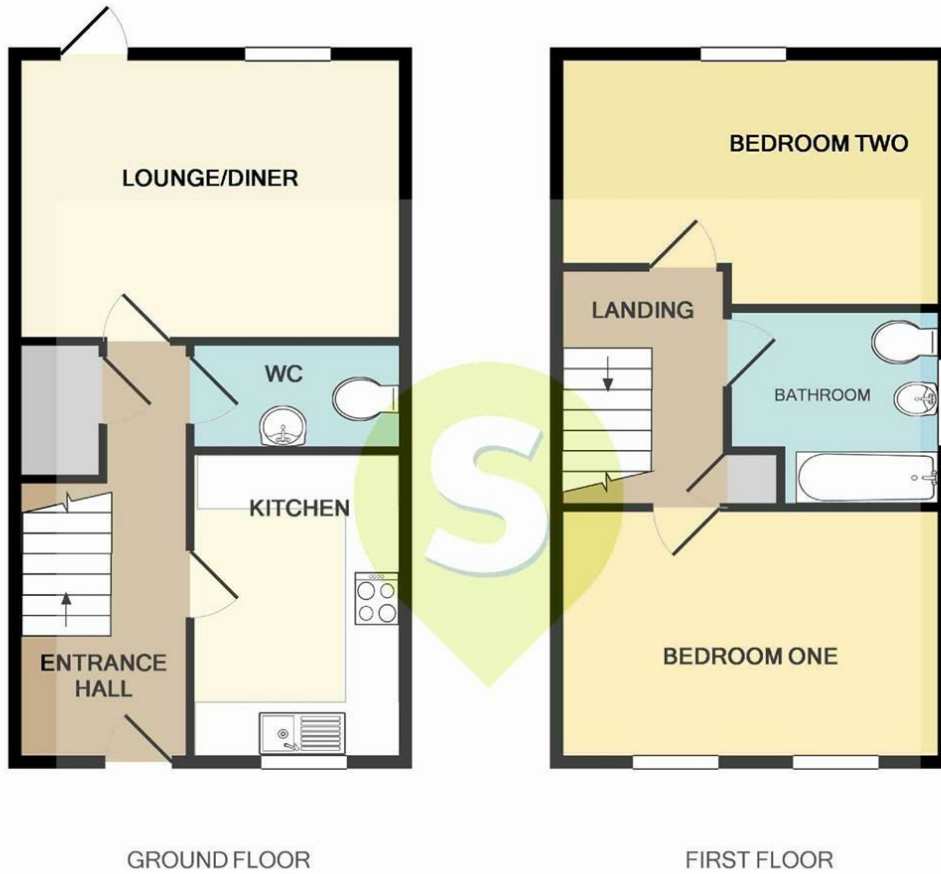
Council Tax Band C

EPC band B

Annual serviced charge £68.15 paid every six months. We would advise you to check this information with your solicitors.

Freehold

Floor Plan

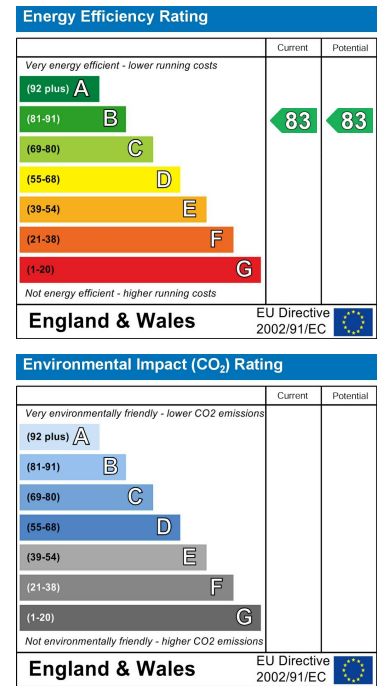


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Area Map



Energy Efficiency Graph



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