



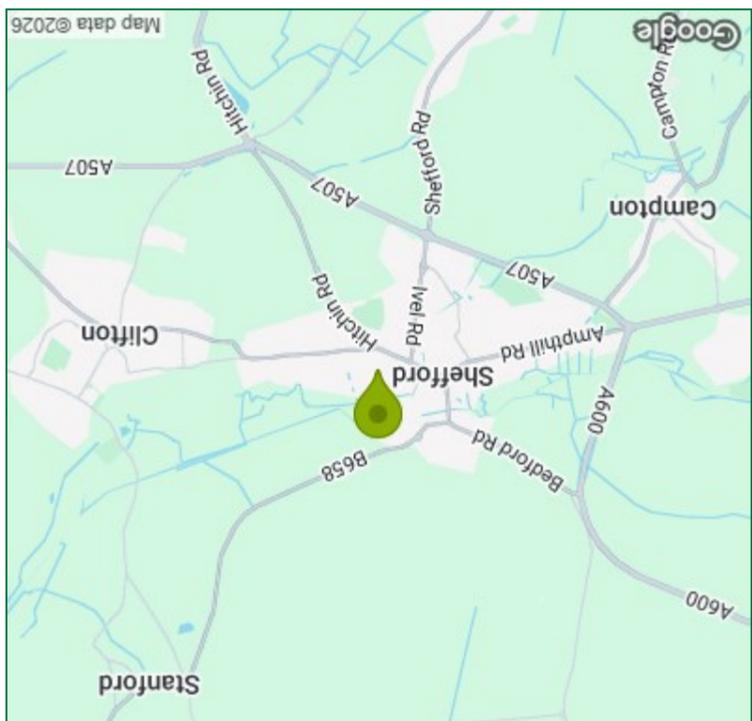
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If you wish to arrange a viewing appointment for this property or require further information, please contact our Shefford Office on 01462 814087

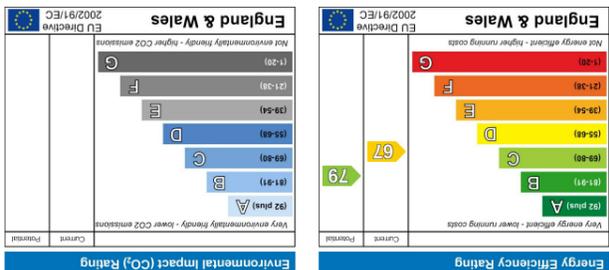
### Viewing



Floor Plan



Area Map



Energy Efficiency Graph



Elgar Drive,  
Shefford 1 Beds  
£310,000



A superb, two bedroom home located at the end of a quiet road located on the popular composers estate. The property is presented in excellent order throughout with a modern kitchen, large lounge, 10ft conservatory, two bedrooms and refitted shower room, outside there is a fully enclosed low maintenance garden and allocated parking.

#### Entrance Hall

Entrance door, wood effect flooring, radiator.

#### Kitchen

8'8" x 7'11"

A well fitted kitchen with a range of base and eye level units with roll top work surfaces, stainless steel sink unit with mixer tap, built in eye level double oven, gas hob with extractor hood over, tiled splash back, cupboard housing wall mounted boiler, spotlights, window to front.

#### Lounge

15'0" x 12'7"

Wood effect flooring, stairs to first floor, radiator, sliding doors to conservatory.

#### Conservatory

10'5" x 8'7"

Brick and uPVC construction, radiator, wood effect flooring, French doors to garden.

#### Landing

Access to loft space, airing cupboard housing hot water tank.



#### Bedroom One

11'3" x 9'4"

Window to front, radiator, fitted double wardrobe, fitted cupboard.

#### Bedroom Two

9'8" x 6'3"

Window to front, radiator, fitted cupboard.

#### Shower Room

Modern white suite comprising of fully tiled shower cubicle with wall mounted shower, low level w.c and wash hand basin in vanity unit, part tiled walls, heated towel rail, window to front.

#### Front Garden

Path leading to front door, rest laid to ornamental slate with a selection of shrubs.

#### Rear Garden

A low maintenance rear garden with paved patio area, selection of shrubs, garden shed, gated access to rear and parking area.

#### Parking

Allocated parking space for one car.

#### Agents Notes

Freehold.

Council Tax Band C.

