



**47 River View, Shefford, SG17 5FL**

**Price Guide £325,000**

A great opportunity to purchase this four bedroom town house located within a short walk to Shefford Town Centre. The property is presented in excellent order throughout and boasts a well fitted kitchen, spacious lounge, four good sized bedrooms, master bedroom with en-suite, garage and off road parking.

### Entrance Hall

Entrance door, stairs leading to first floor.

### Cloakroom

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

### Lounge 15'5" x 14'0" (4.71 x 4.28)



uPVC double glazed French doors and window to garden, radiator.

### Kitchen 9'6" x 8'1" (2.92 x 2.48)

A well fitted kitchen with a range of base and eye level units with roll top work surfaces, tiled splash back, stainless steel sink unit with mixer tap, integrated oven with gas hob and stainless steel chimney hood over, tiled splash back, integrated appliances including fridge/freezer, dishwasher and washing machine, wall mounted gas boiler, uPVC double glazed window to front.

### Landing

Access to second floor, radiator.

### Bedroom Two 14'0" x 8'2" (4.29 x 2.51)



Two uPVC double glazed windows to front, radiator.

### Bedroom Three 14'10" x 7'1" (4.53 x 2.17)



uPVC double glazed window to rear, radiator.

### Bedroom Four 12'9" x 6'5" (3.89 x 1.98)



uPVC double glazed window to rear, radiator, cupboard housing hot water tank.

### Bathroom



White suite comprising of panelled bath, wall mounted shower, glass shower screen, low level w.c, pedestal wash hand basin, radiator, tiled walls, extractor fan.

### Second Floor Landing

### Bedroom One 27'5" x 14'0" (8.36 x 4.27)



Dual aspect room with uPVC double glazed window to front and rear, two radiators.

### En-suite



Fully tiled shower cubicle, low level w.c, pedestal wash hand basin, radiator, radiator, extractor fan,

### Rear Garden



Paved path leading to rear of garden with gated rear access, small lawn area, double opening gates to allow off road parking in garden if required.

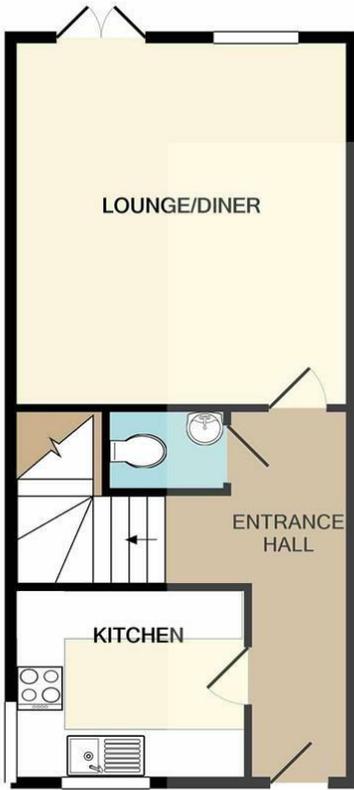
### Garage

Up and over door.

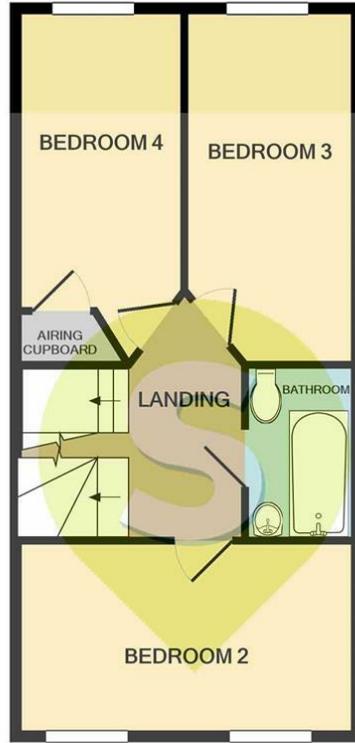
### Service Charge

We have been informed by the current owners that they pay a monthly service charge of £20.00 to contribute to communal areas and roads.

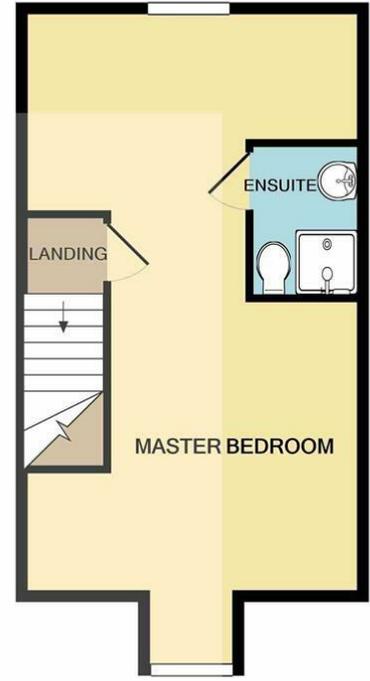
## Floor Plan



GROUND FLOOR



1ST FLOOR



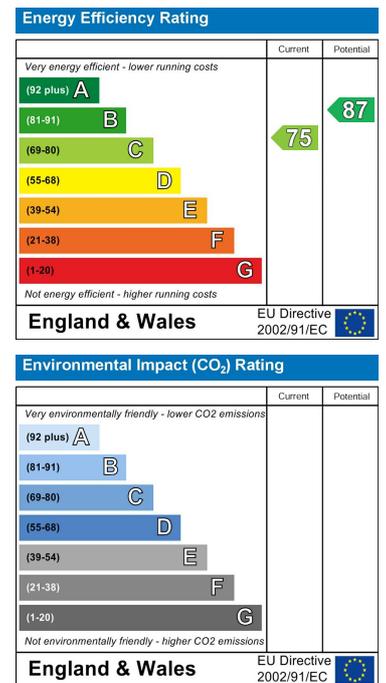
2ND FLOOR

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



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.

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