



## **2 Olivers Court, Shefford, SG17 5FJ**

**£1,500 Per Month**

An exceptional three bedroom mid terraced, town house located withing walking distance to Shefford town centre. The property benefits form a fully fitted kitchen with appliances, cloakroom, large lounge, three double bedrooms, master bedroom with en-suite and bathroom. Outside there is a fully enclosed garden and one allocated parking space.

### Entrance Hall

Upvc double glazed entrance door, recessed storage cupboard, radiator, coving, stairs leading to first floor.

### Cloakroom

White suite comprising of w.c and pedestal wash hand basin, tiled splash back, tiled floor, extractor fan.

### Kitchen 12'0" x 5'0" (3.66 x 1.52)

12' 6" x 5' 7" (3.81m x 1.70m) Window to front, range of base and eye level units with roll top work surface, stainless steel sink unit with mixer tap, integrated "neff" oven and hob, integrated fridge/freezer, tiled splashback, integrated dishwasher, integrated washer/drier, radiator, extractor hood, coving.

### Lounge/Dining Room 15'0" x 12'0" (4.57 x 3.66)

15' 6" x 12' 7" (4.72m x 3.84m) Spacious room with French doors to garden, t.v aerial point, telephone point, coving, under stairs storage cupboard, two radiators.

### Landing

Stairs leading to second floor, radiator, coving.

### Master Bedroom 12'0" x 9'0" (3.66 x 2.74)

12' 7" x 9' 2" (3.84m x 2.79m) Two windows to rear, built in double wardrobe with hanging rail and shelving, separate cupboard, radiator coving.

### En-suite

White suite comprising of fully tiled shower cubicle, w.c, pedestal wash hand basin, heated towel rail, part tiled walls, extractor fan.

### Bathroom

White suite comprising of panelled bath with mixer tap and shower attachment, w.c, pedestal wash hand basin, heated towel rail, part tiled walls, extractor fan.

### Bedroom Two 12'0" x 8'0" (3.66 x 2.44)

12' 7" x 8' 7" (3.84m x 2.62m) Two windows to front, radiator, coving.

### Landing

Cupboard housing hot water tank.

### Bedroom Three 18'0" x 9'0" (5.49 x 2.74)

18' 10" x 9' 5" (5.74m x 2.87m) Velux window to rear, fitted recessed cupboard, radiator.

### Front Garden

Path leading to front door, flower beds with shrubs to either side of path.

### Rear Garden

Laid to lawn, enclosed by fencing.

### Parking

Allocated parking space for one car.

### Agents Notes

Tenancy Term. Minimum period 6 months.

Deposit £1,730.

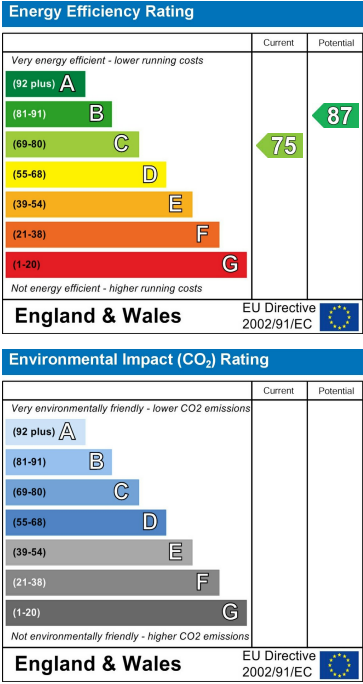
Council Tax Band C.

Floor Plan

Area Map



Energy Efficiency Graph



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