



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

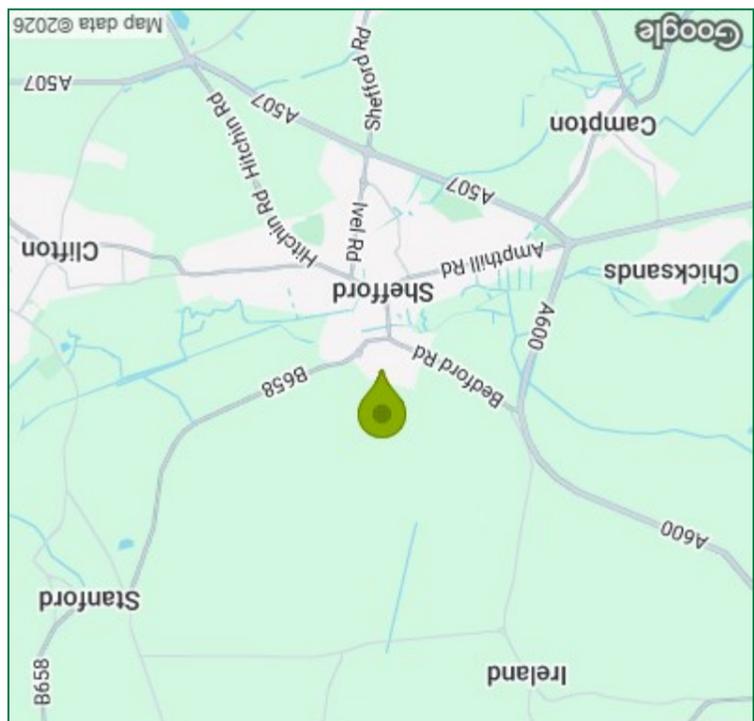
What every attempt has been made to ensure the accuracy of the layout contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any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

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GROUND FLOOR

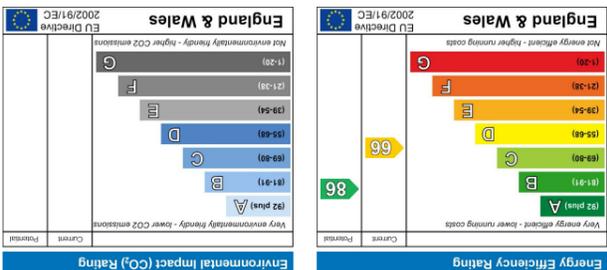
1ST FLOOR

Floor Plan



Area Map

### Energy Efficiency Graph



Gresham Way,  
Shefford 1 Beds  
£275,000



Entrance Porch  
Entrance door, radiator.

Cloakroom  
Window to front , radiator pedestal wash basin,  
low level w.c.

Inner Hall  
Stairs leading to first floor, radiator, window to  
front.

Kitchen  
11'11" x 6'11"  
Fitted kitchen with a range of base and eye level  
units with roll top work surfaces, one and a half  
acrylic sink with mixer tap, plumbing for washing  
machine and dishwasher, integrated eye level  
double oven and hob, part tiled walls, radiator,  
window to front.

Utliity Room  
8'2" x 4'9"  
Window to side, wall mounted gas boiler, range  
of base and eye level units with roll top work  
surfaces.

Lounge  
16'7" x 11'1"  
Sliding patio doors to garden, radiator.

Landing  
Window to front, radiator.

Bedroom One  
9'4" x 13'8"  
Window to rear, radiator, large fitted cupboard.



Bedroom Two  
10'3" x 7'4"  
Window to rear, radiator, large fitted cupboard.

Bathroom  
White suite comprising of panel enclosed bath  
with wall mounted shower, low level w.c and  
wash hand basin in vanity unit, window to side,  
airing cupboard housing hot water tank, radiator,  
window to front.

Garage

Front Garden  
Block paved driveway providing off road parking  
for two cars.

Rear Garden  
A good sized, south west facing, fully enclosed  
garden with paved patio area, rest laid to lawn,  
garden shed.

Garage  
Prefab garage with power and light. Access via  
additional shared driveway .

Agents Notes

Freehold.  
Council Tax Band C.

