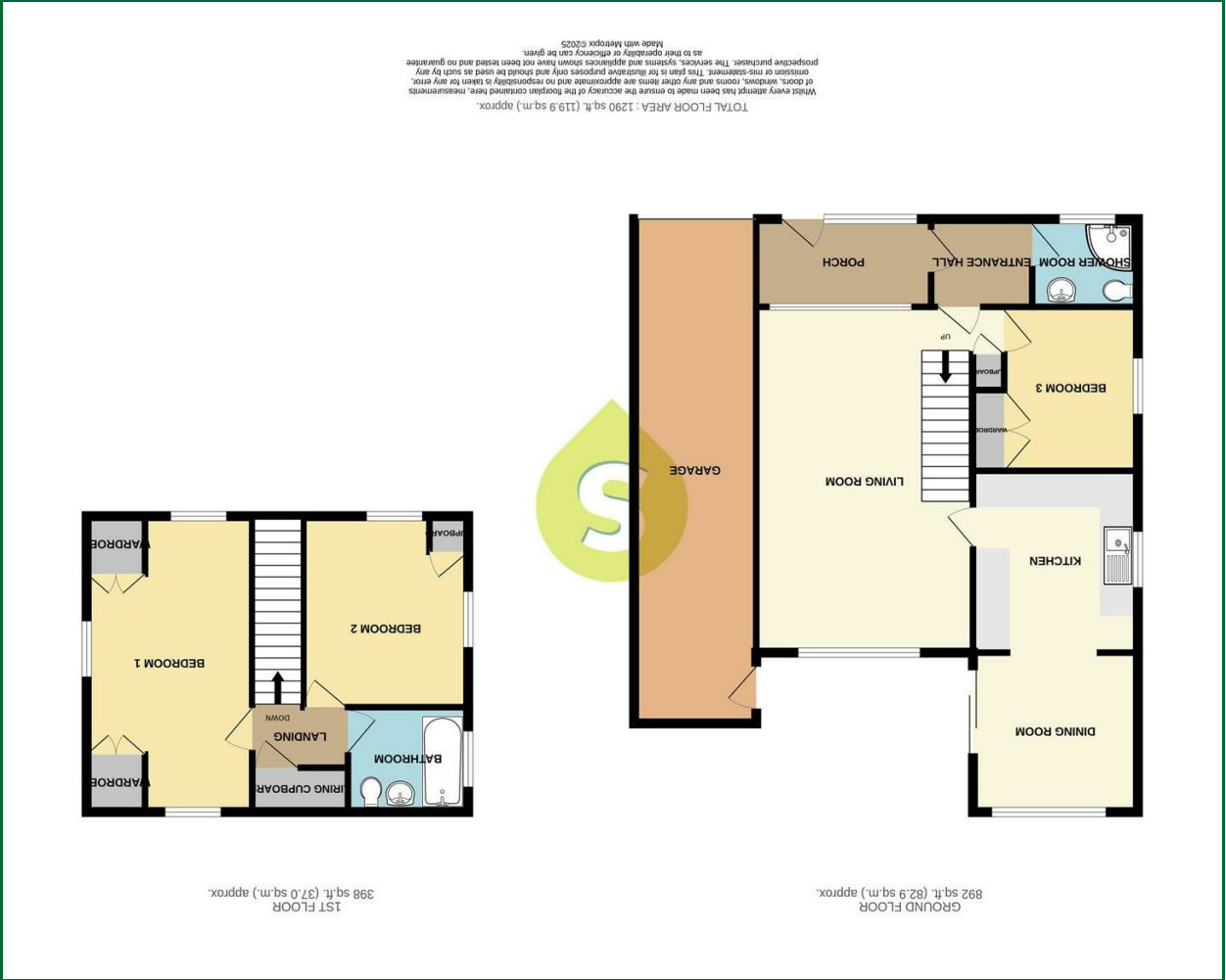


Marywells,
Meppershall | Beds
£425,000

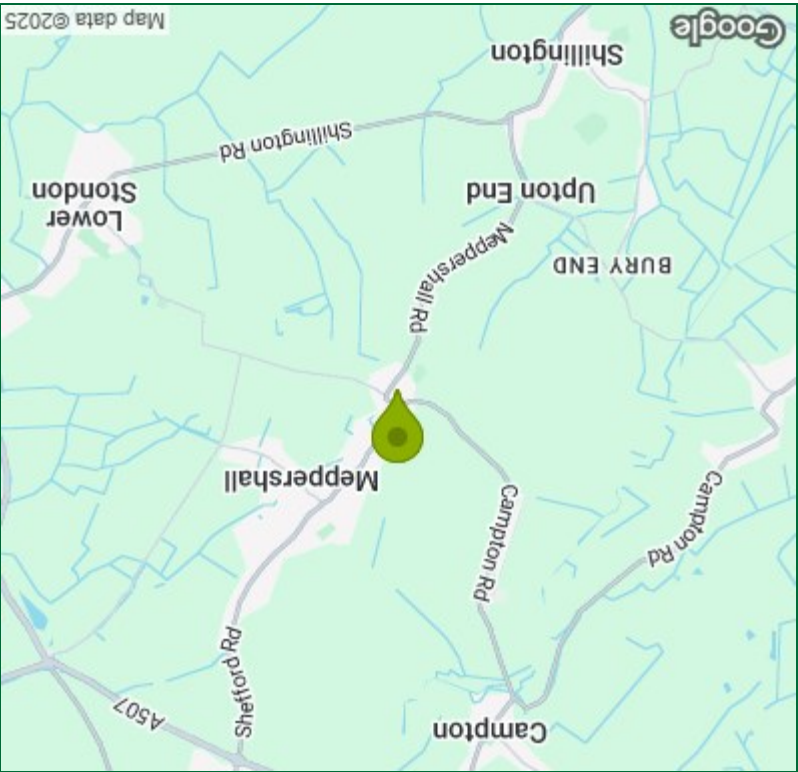
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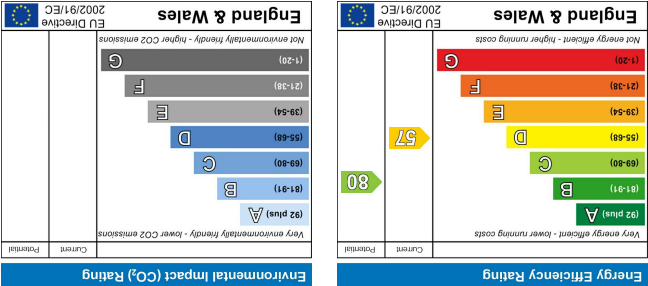
Floor Plan



Area Map



Energy Efficiency Graph



if you wish to arrange a viewing appointment for this property or require further information. Please contact our Shefford Office on 01462 814087

Viewing

22 High Street, Shefford, Bedfordshire, SG17 5DG
Tel: 01462 814087 Email: enquiries@sheridans-estates.com <https://www.sheridans-estates.com>

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.

Entrance Porch
10'4" x 5'9"
Entrance door, wall mounted electric heater,
door to:-

Entrance Hall
Radiator, door to living room, door to:-

Shower Room
White suite comprising of fully tiled shower
cubicle with wall mounted shower, pedestal
wash hand basin, low level w.c, heated towel
rail, tiled floor, tiled walls, window to front.

Living Room
20'6" x 14'8"
Dual aspect room with windows to front and
rear, radiator, gas effect fireplace with marble
surround and hearth, storage cupboard housing
fuse board, stairs leading to first floor.

Bedroom Three
9'9" x 7'8"
Window to side, radiator, fitted double
wardrobe.

Kitchen
10'4" x 9'6"
A well fitted kitchen with a range of base and
eye level units with roll top work surfaces, one
and a half stainless steel sink unit with mixer
tap, tiled splash back, space for upright
fridge/freezer, plumbing for dishwasher and
washing machine, window to side, opening
into:-



Dining Room
9'6" x 9'5"
Window to rear, radiator, sliding patio door to
garden.

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

Bedroom One
19'3" x 9'7"
Spacious, triple aspect room with windows to
front, rear and side, two fitted double
wardrobes, radiator.

Bedroom Two
11'3" x 9'7"
Dual aspect room with windows to front and
side, radiator, fitted cupboard.

Bathroom
Suite comprising of panel enclosed bath,
pedestal wash hand basin, low level w.c, heated
towel rail, window to side.

Front Garden
Block paved driveway providing off road parking,
rest laid to lawn, gated access to rear garden.

Garage
Up and over door, power and light, personal door
to garden.

Rear Garden
A good sized, fully enclosed garden laid mainly
to lawn, paved patio area, flower bed borders,
garden shed, gated access to front.

Agents Notes
Freehold.
Council Tax Band E.
No Upward chain.

