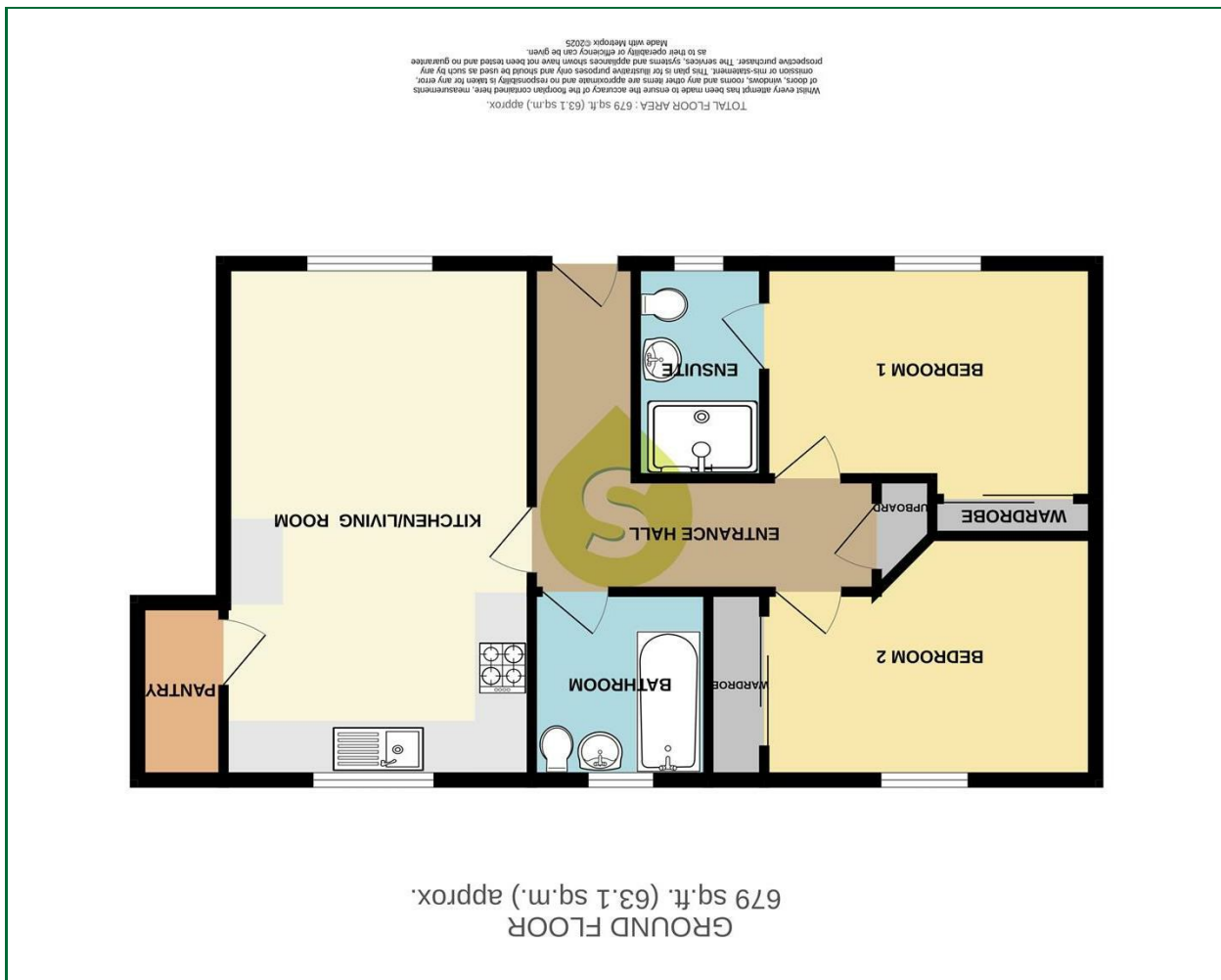




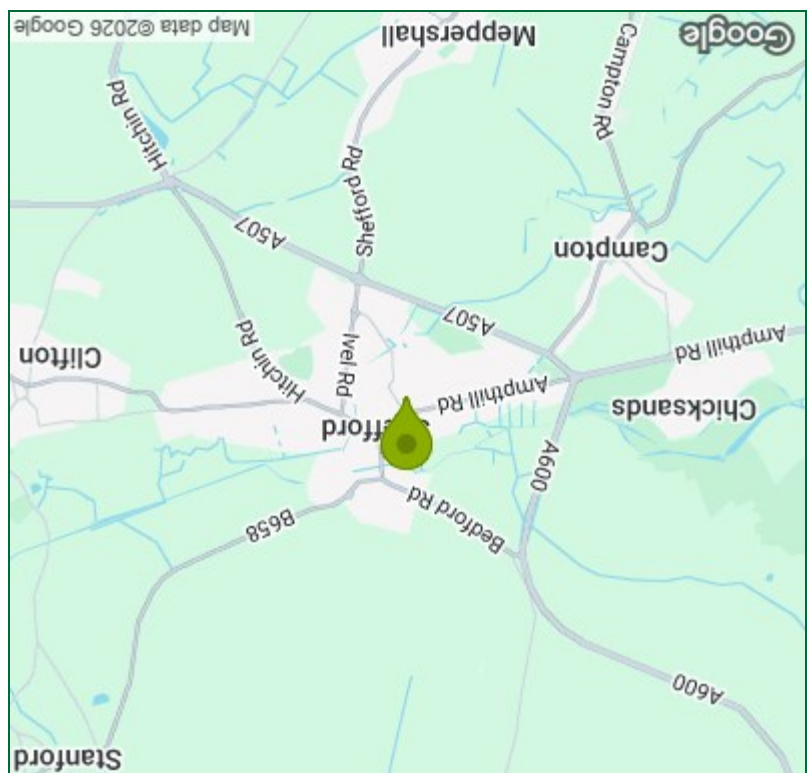
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

### Viewing

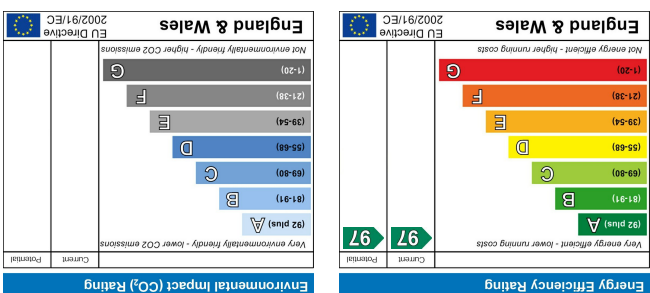
Please contact our Shefford Office on 01462 814087 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Area Map



Energy Efficiency Graph



Shepherds Place,  
Shefford 1 Beds  
£280,000



A superb, two bedroom ground floor maisonette presented in excellent order throughout and located in a tucked away position within a short walk to Shefford Town Centre. The property benefits from a well fitted kitchen with integrated appliances, spacious living area, two double bedrooms and two bathrooms. Outside the property there is a good sized communal garden and allocated parking for one car.

#### Entrance Hall

Entrance door, radiator, storage cupboard.

#### Kitchen/living Room

19'9" x 11'8"

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, integrated appliances including oven, hob, dishwasher, washing machine and fridge/freezer, cupboard housing wall mounted boiler, large walk in pantry, dual aspect room with windows to front and rear, radiator.

#### Bedroom One

12'5" x 9'6"

Window to front, radiator, fitted sliding door wardrobe, door to:-

#### Ensuite

Modern white suite comprising of double shower enclosure with wall mounted shower, wash hand basin, low level w.c, heated towel rail, part tiled walls, window to front.



#### Bedroom Two

14'9" x 8'9"

Window to rear, radiator., fitted sliding door wardrobe.

#### Bathroom

White suite comprising of panel enclosed bath with mixer tap, wall mounted shower, glass shower screen, wash hand basin, low level w.c, window to rear, part tiled walls, tiled floor, heated towel rail.

#### Parking

Allocated parking space.

#### Communal Garden

Good sized communal gardens, two large storage shed.

#### Agents Notes

Leasehold.

Council Tax band B.

Lease term 250 years from 19th December 2019.

Ground Rent £ 207.67 per annum.

Service Charge £75.93 per month.

