

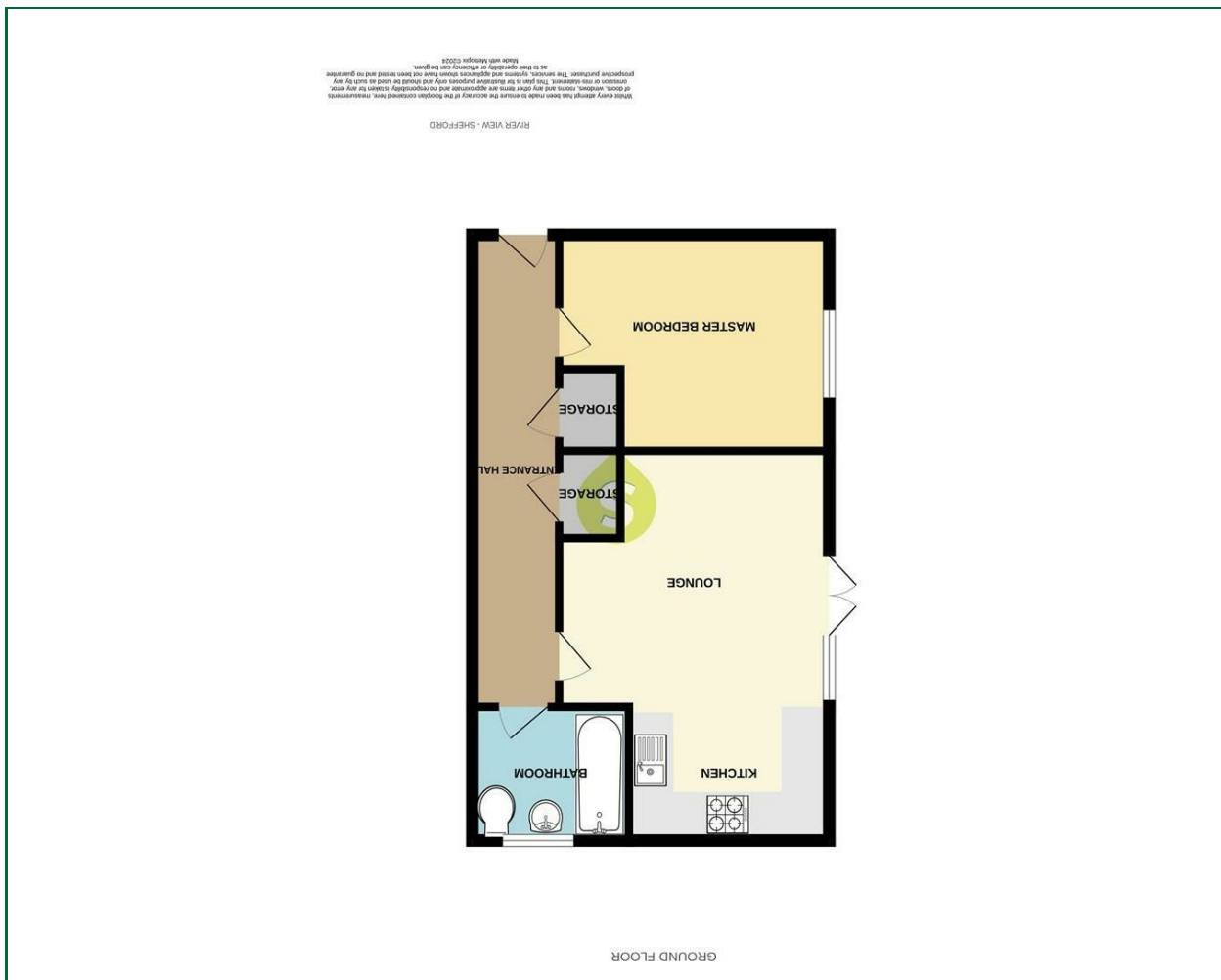


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

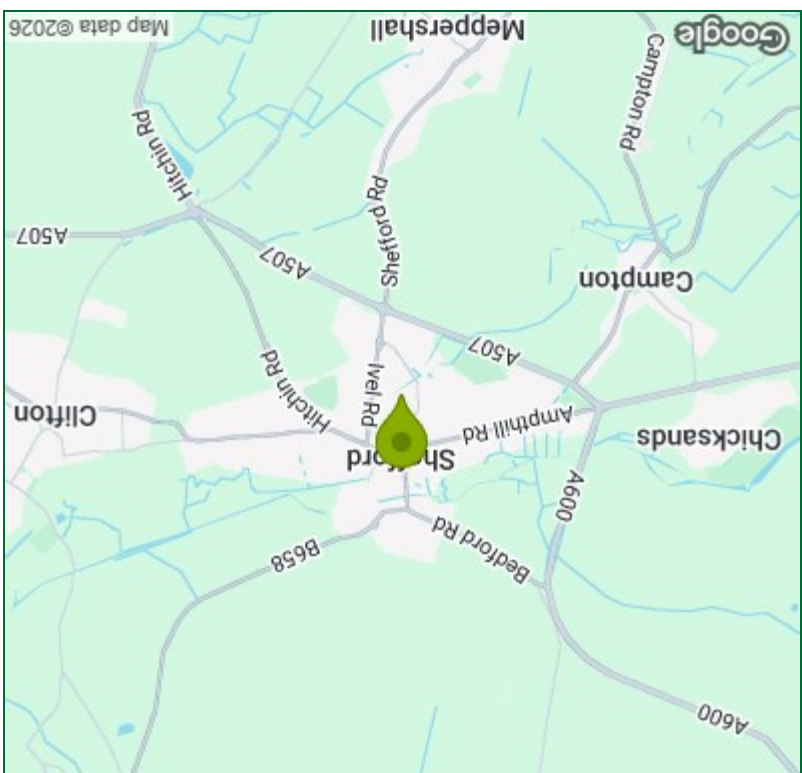


Floor Plan

| Energy Efficiency Rating | |
|---|-------------|
| Very energy efficient - lower running costs | (A) (81-91) |
| Energy efficient - lower running costs | (B) (69-80) |
| Decent energy efficiency - lower running costs | (C) (55-68) |
| Some energy efficiency - higher running costs | (D) (39-54) |
| Not energy efficient - higher running costs | (E) (29-38) |
| Very poor energy efficiency - very high running costs | (F) (13-28) |
| Very poor energy efficiency - very high running costs | (G) (1-12) |

Energy Efficiency Graph

| Environmental Impact (CO ₂) Rating | |
|--|-------------|
| Very environmentally friendly - lower CO ₂ emissions | (A) (81-91) |
| Environmentally friendly - lower CO ₂ emissions | (B) (69-80) |
| Decent environmental friendliness - lower CO ₂ emissions | (C) (55-68) |
| Some environmental friendliness - lower CO ₂ emissions | (D) (39-54) |
| Not environmentally friendly - higher CO ₂ emissions | (E) (29-38) |
| Very poor environmental friendliness - very high CO ₂ emissions | (F) (13-28) |
| Very poor environmental friendliness - very high CO ₂ emissions | (G) (1-12) |



Area Map



River View,
SHEFFORD | Bedfordshire
£150,000



Communal Entrance Hall
Communal door, entry phone system.

Entrance Hall
Radiator, two large storage cupboards, entry phone.

Lounge
12'0" x 11'0"
Double glazed doors opening onto Juliet balcony, uPVC double glazed window to side, opening into:-

Bathroom
White suite comprising of panelled bath with wall mounted shower, glass shower screen, pedestal wash hand basin, low level w.c, part tiled walls, radiator, extractor fan, uPVC double glazed window to rear.

Bedroom One
12'0" x 10'0"
uPVC double glazed window to side, radiator.

Kitchen
9'0" x 6'0"
Range of base and eye level units with roll top work surfaces, stainless steel sink with mixer tap, tiled splash back, built in oven and hob with extractor hood over, integrated fridge/freezer, integrated dishwasher and washer/dryer.

Communal Garden
Communal lawned area, allocated parking space.

Agents Note
Ground Rent approx £100.00 per annum. Service charge approx £190.45 per month. Lease term 125 years from 2009.

