



**9 Mallard Close, Shefford, SG17 5YS**

**£1,300 PCM**

Two bed end of terraced house situated close to town centre presented in a tucked away position. The property comprises lounge, kitchen/diner, cloakroom, two bedrooms, bathroom, garage and a good sized garden. Available from Mid June.

### Entrance Hall

Entrance door, radiator.

### Cloakroom

White suite with low level WC and wash hand basin.

### Lounge 12'6" x 11'10" (3.82 x 3.62)

Radiator. uPVC window to front elevation, stairs to first floor.

### Kitchen 14'9" x 9'4" (4.52 x 2.85)

Fully fitted kitchen with a good range of wall and base units. Plumbing and space for washing machine and fridge/freezer. uPVC back door to rear garden.

### Landing

### Bedroom One 12'10" x 10'0" (3.93 x 3.05)

Radiator. Neutral décor. UPVC windows to front elevation. Built in wardrobe.

### Bedroom Two 12'1" x 8'2" (3.69 x 2.49)

Radiator. uPVC window to rear elevation.

### Bathroom

White three piece suite with bath tub, wash hand basin/pedestal, low level WC. New vinyl flooring. uPVC frosted window to rear elevation. Radiator.

### Garage

Single garage and off road parking.

### Rear Garden

Laid to lawn with paved patio area, side gate to front.

### Agents Notes

Deposit £1500

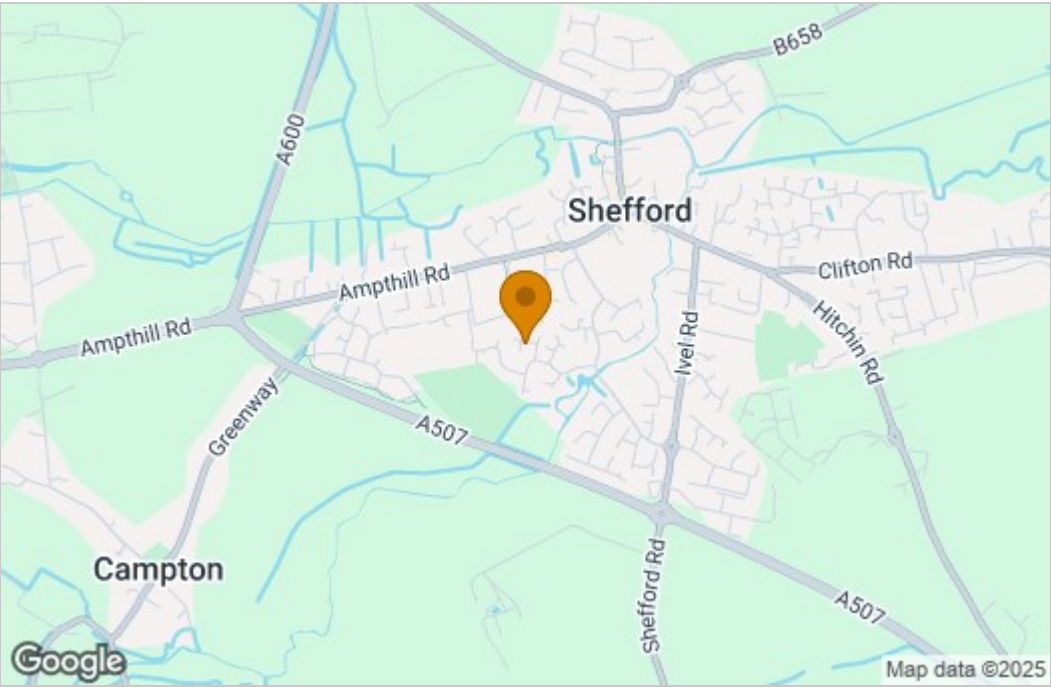
Six months rental agreement to start. Longer term available.

Council Tax Band C

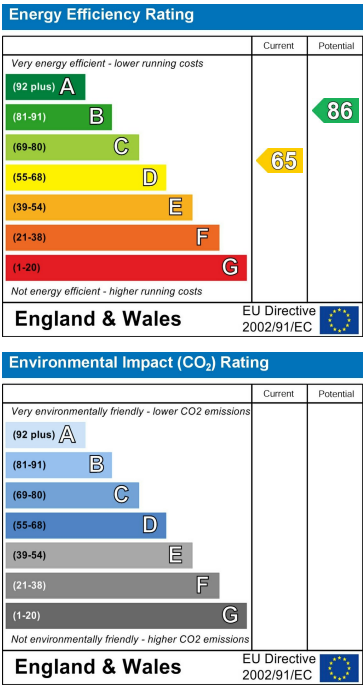
EPC - D rating

Floor Plan

Area Map



Energy Efficiency Graph



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