

42, Herberts Meadow

Clifton, Shefford,
Bedfordshire, SG17 5FU

Shared Ownership £165,000

country properties

Situated in the picturesque village of Clifton, this attractive end-terrace home on Herberts Meadow combines modern style with everyday practicality. Constructed in 2020, the property features a sleek, contemporary layout, making it an excellent choice for first-time buyers looking for a comfortable and stylish place to call home.

- CHAIN FREE
- Shared ownership home / Ideal first purchase
- 50% share offered at £165,000
- 2 double bedrooms
- 2 allocated parking spaces
- A short stroll to village amenities including public house, Tesco Express, post office, butchers, Community centre and highly regarded schooling

Ground Floor

Entrance Hall

Carpet. Smoke alarm. Radiator. Ceiling light. Under stairs storage cupboard.

Kitchen

9' 7" x 9' 3" (2.92m x 2.82m) Double glazed window to the front aspect. Range of modern wall and base units with complementary worktop. Electric oven, gas hob and chrome extractor hood. Spaces for tall fridge/freezer and washing machine. Inset stainless steel one and half bowl sink with drainer and chrome mixer tap, vinyl flooring, chrome inset overhead spotlight, radiator.

Living Room

16' 10" x 10' 8" (5.13m x 3.25m) Double glazed door and window to rear aspect. Carpet, TV point, BT socket, Sky+ satellite and digital TV aerial outlets. Storage cupboard. Radiator. Ceiling light.







Cloakroom

White suite comprising: low level push button w.c and wash hand basin with chrome monobloc tap. Half tiled walls, ceiling light, radiator, vinyl flooring

Landing

Ceiling light, carpet, radiator. Doors to all rooms

First Floor

Bedroom 1

16' 11" x 12' 9" (5.16m x 3.89m) Two double glazed windows to front aspect. TV point, BT socket, Sky+ satellite and digital TV aerial outlets. Ceiling light, carpet, radiator, airing cupboard.

Bedroom 2

14' 2" x 9' 4" (4.32m x 2.84m) Double glazed window to rear aspect. Ceiling light, carpet, radiator.

Bathroom

Double glazed privacy window to rear aspect. A white suite comprising: panelled bath with chrome mixer tap, wall mounted shower and glass screen. Wall mounted wash hand basin, chrome mixer tap Low level push button flush wc . Vinyl flooring, inset ceiling spot lights, half tiled walls, heated towel rail.

Outside

Rear Garden

Laid to lawn with wooden shed. Outside tap.

Parking

Two allocated parking spaces.

Agents Note

Full Market Value: £330,000
Minimum share 50% : £165,000
Rent : £429.87 pcm
Service Charge : £28.19 pcm
93 Year Lease

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries @mortgagevision.co.uk
PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES

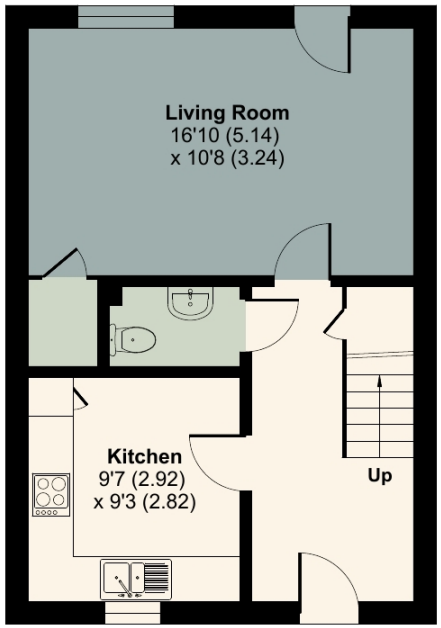




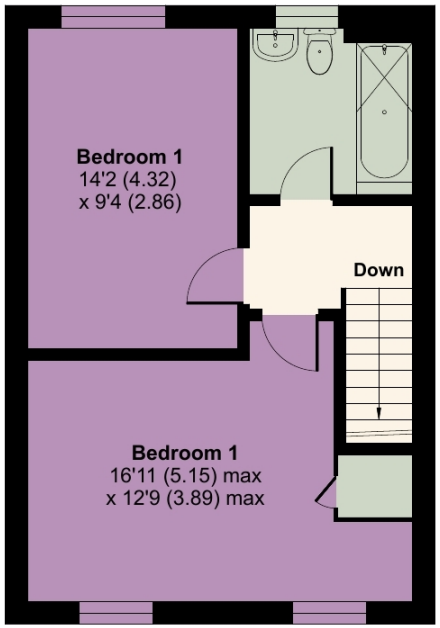


Approximate Area = 844 sq ft / 78.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Country Properties. REF: 1450595

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Viewing by appointment only

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