



71a, Clifton Road

Shefford,
Bedfordshire, SG17 5AG
£295,000

country
properties

A hidden gem tucked away in a secluded position, this charming yet modern two bedroom home offers character features throughout, off road parking for two cars, and a courtyard garden. Ideally positioned within a short walk of local amenities, this property would make an ideal first time purchase.

- ** OFFERED WITH NO UPWARD CHAIN**
- 2 double bedrooms with vaulted ceiling with feature exposed A frames
- Car port with power and light
- Just a short walk into Shefford town centre and amenities
- Underfloor heating to all of the ground floor accommodation
- Stylish kitchen with fully integrated appliances
- Courtyard garden ideal for alfresco evenings

Ground Floor

Kitchen/Living Area

15' 5" x 15' 3" (4.70m x 4.65m) Open plan Kitchen/Living area. Stairs raising to first floor. Under stair storage cupboard. Karndean flooring. Underfloor heating. Multi pane double glazed doors patio doors onto rear garden. Feature exposed brick wall with industrial style wall lights.

Kitchen

A range of wall & base units with roll edge work surfaces over. Inset built in electric oven & microwave grill. Induction hob with glass splashback. Integrated dishwasher. Integrated fridge freezer. Inset stainless steel sink & drainer unit with swan neck mixer tap over. High gloss brick effect splashbacks. Karndean flooring. Under floor heating. Multi pane double glazed window to rear.

First Floor

Landing

Multi pane double glazed window to front. Radiator. Airing cupboard housing wall mounted gas boiler. Vaulted ceiling. Up & down wall lights to the half landing. Doors to all rooms



Bedroom 1

15' 4" x 8' 8" (4.67m x 2.64m) Multi pane double glazed window to front. Feature exposed A frame. Vaulted ceiling. Wall lights. Radiator.

Bedroom 2

15' 0" x 9' 7" (4.57m x 2.92m) Multi pane double glazed window to front. Feature exposed A frame. Vaulted ceiling. Wall lights. Radiator. Built in wardrobe.

Bathroom

Suite comprising panel enclosed bath with main shower over & folding glass side screen. Vanity wash hand basin. Low level WC. Wood effect flooring. Heated towel rail. Shaver point. Multi pane double glazed window to rear.

Outside

Rear Garden

South facing enclosed rear garden with paved patio area & gated access to the side. Up & down lighters.

Carport & Parking

Providing off road parking for 2 cars. Power & light.

Agents Note

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries@mortgagevision.co.uk

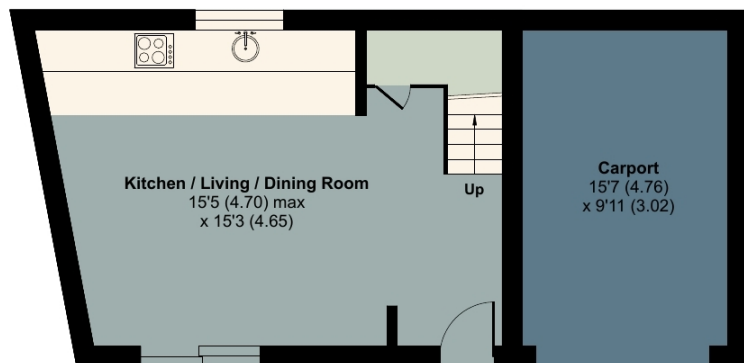
PRELIMINARY DETAILS – NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES



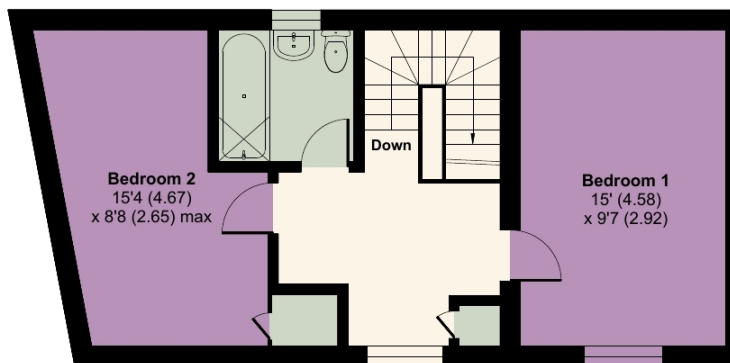


Approximate Area = 810 sq ft / 75.2 sq m (excludes carport)

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). © nchecon 2026. Produced for Country Properties. REF: 1463236



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Viewing by appointment only

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