

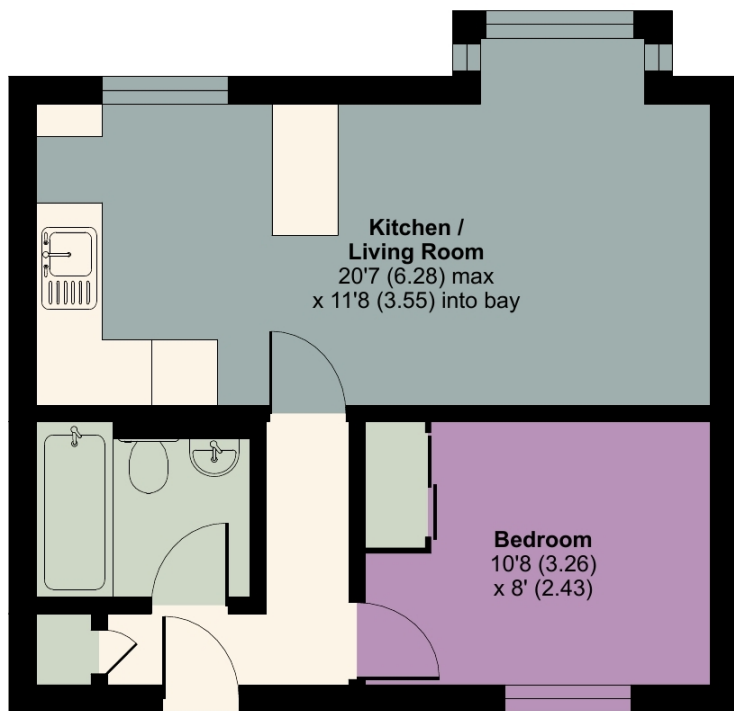


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97, Elgar Drive
Shefford,
Bedfordshire, SG17 5RA
£150,000



Approximate Area = 372 sq ft / 34.6 sq m
For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026.
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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

Country Properties | 46-48, High Street | SG17 5DG
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www.country-properties.co.uk

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Offered for sale with a lease extension to be completed during the conveyancing process, this recently redecorated second-floor one-bedroom flat is an ideal first-time purchase and benefits from parking

- **OFFERED WITH NO UPWARD CHAIN**
- Off-road parking available for residents
- Riverside walks into the town centre via the millennium green
- Enclosed communal rear garden
- 20ft open plan Kitchen/Living room
- Bedroom with built in wardrobes

Entrance Hall
Intercom security system.
Storage cupboard with shelving. Doors into all rooms

Living Room/Kitchen
20' 7" x 11' 8" (6.27m x 3.56m)
Double glazed walk in bay window to side. Electric radiator. A range of wall & base units with roll edge worksurfaces over. Inset stainless steel sink & drainer unit with swan neck mixer tap over. Space for electric cooker. Space & plumbing for washing machine. Space for under counter fridge. Double glazed window to side. Wood effect flooring.

Bedroom
10' 8" x 8' 0" (3.25m x 2.44m)
Double glazed window to side. Double built in wardrobe with sliding doors. Electric heater.



Bathroom
Suite comprising panel enclosed bath with main shower over & telephone attachment. Low level WC, pedestal wash hand basin. Tiled splashbacks. Extractor fan. Electric fan heater. Ceramic tiled flooring.

Outside
Communal Garden Area
Laid to lawn providing access to parking.
Parking
Various communal parking spaces

Agents Note
The vendor informs us there is a 63yr lease.

Service charge payments of approx £1,000 pcm or £90 per month

We would advise any potential buyer to check this information with their legal representative prior to exchange of contracts.

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

