



18, Ampthill Road

Shefford,
Bedfordshire, SG17 5BD
O.I.E.O £325,000

country
properties

An exciting opportunity to put your own stamp on this three-bedroom home, with plenty of potential to update and reconfigure the existing layout. Available with no upward chain.

- Short walk to Shefford town centre and local amenities
- Paved driveway provides off road parking
- ** NO UPWARD CHAIN **
- 2 Reception rooms with Living Room and separate Dining Room
- Well regarded local schools
- Competitively priced with excellent potential to add value.

Ground Floor

Entrance Hall

Stairs raising to first floor. Under stair storage space. Radiator. Obscure double glazed window to side.

Living Room

13' 11" x 12' 3" (4.24m x 3.73m) Double glazed walk in bay window to front. Radiator. Picture Rail. Coal effect gas fire with timber surround & marble hearth.

Dining Room

11' 8" x 10' 10" (3.56m x 3.30m) Radiator. Picture rail. Door to Sun Room

Sun Room

8' 6" x 6' 7" (2.59m x 2.01m) Double glazed patio doors onto rear garden. Two wall lights.

Kitchen

15' 8" x 7' 9" (4.78m x 2.36m) A range of wall & base units with roll edge worksurfaces over. Inset one and a half sink & drainer unit with swan neck mixer tap over. Space for fridge freezer. Space & plumbing for slimline dishwasher. Space & plumbing for washing machine. Space for electric cooker. Radiator. Two double glazed windows to side.



First Floor

Landing

Loft access. Doors into all rooms. Obscure double glazed window to side.

Bedroom 1

Double glazed walk in bay window to front. Radiator. Picture rail.

Bedroom 2

Double glazed window to rear. Radiator. Built in storage cupboard with wall mounted gas boiler.

Bedroom 3

8' 5" x 6' 0" (2.57m x 1.83m) Double glazed window to front.

Bathroom

Suite comprising panel enclosed bath with telephone mixer tap attachment. Pedestal wash hand basin. Low level WC. Radiator. Obscure double glazed window to rear.

Outside

Rear Garden

Large paved patio area with raised flower & shrub borders. Water tap. Security light. Gated access to front.

Front Garden

Raised flower & shrub borders. Service light. Paved parking area for 1 car.

Agents Note

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

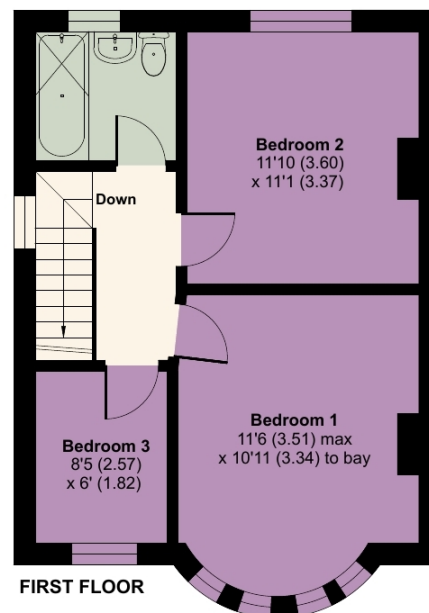
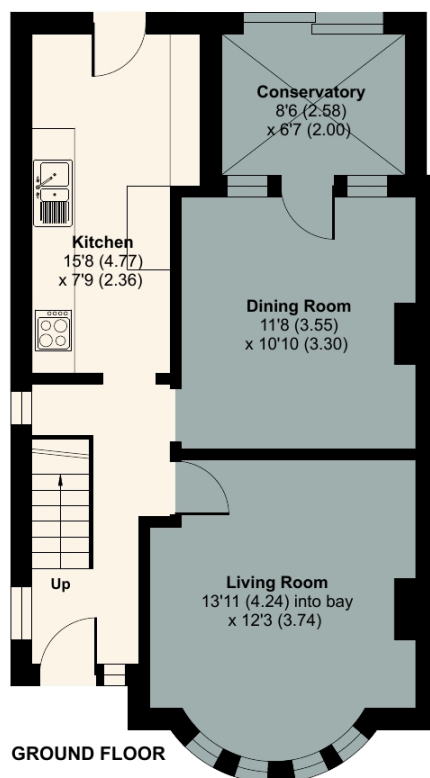
PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES





Approximate Area = 982 sq ft / 91.2 sq m

For identification only - Not to scale



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: 1495162



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Viewing by appointment only

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