



Shefford Road

Meppershall, Shefford,
Bedfordshire, SG17 5LL

O.I.E.O £425,000

country
properties

POTENTIAL, POTENTIAL, POTENTIAL! Looking for a home you can truly make your mark on? This CHAIN FREE three-bedroom semi-detached home is situated in the popular hilltop village of Meppershall and offers an exciting opportunity to extend/adapt the current layout to create a forever home (subject to any necessary consents).

- Chain Free - Viewing Essential
- Potential to adapt the current layout/extend, subject to any necessary building consents
- Dual Aspect Living Room
- 3 bedrooms - 1 bathroom
- Gas central heating & double glazed throughout
- Generous rear garden
- A short drive to nearby Arlesey for fast rail links into London
- A short stroll to village amenities including public house, post office, bakers, budgens, Community Centre and highly regarded schooling

Ground Floor

Entrance Hall

Part glazed door to Dining room & Living room. Stairs rising to first floor accommodation.

Living Room

10' 11" x 17' 2" (3.33m x 5.23m) Dual aspect windows to front & rear. Radiator. Electric fireplace with stone hearth.

Dining Room

9' 7" x 10' 5" (2.92m x 3.17m) Double glazed window to front. Radiator. Part glazed door leading to Kitchen.

Kitchen

7' 5" x 13' 9" (2.26m x 4.19m) A range of eye & base level units with complementary work surfaces over. Stainless steel sink & drainer unit. Space for washing machine. Space for electric oven. Wall mounted gas boiler. Under stair storage cupboards. Dual aspect double glazed windows to side & rear. Part glazed obscure door to rear garden.

First Floor

Landing

Double glazed window to rear. Doors to all Bedrooms & Bathroom. Loft access.

Bedroom 1

11' 1" x 11' 5" (3.38m x 3.48m) Double glazed window to front. Radiator.



Bedroom 2

8' 0" x 13' 9" (2.44m x 4.19m) Double glazed window to front. Radiator.

Bedroom 3

7' 11" x 8' 11" (2.41m x 2.72m) Double glazed window to rear. Radiator.

Family Bathroom

Obscure double glazed window to rear. Radiator. Three piece suite comprising: pedestal wash hand basin, WC, panel enclosed bath. Airing cupboard.

OUTSIDE

Front Garden

Gate to pathway leading to front door. Mainly laid to lawn enclosed with hedge & shrub borders. Gravel driveway leading to rear of the property.

Rear Garden

Generous rear garden mainly laid to lawn with flower & shrub borders. Brick built storage shed. Wooden storage shed. Electricity sub station ** please refer to Agents Note**

AGENTS NOTE

The owner advises that access across the driveway must be granted to allow the Electricity Board access to the electricity substation located within the rear garden.

The driveway is owned by No. 60. Any prospective purchaser is advised to discuss this arrangement with their conveyancer and satisfy themselves as to the relevant rights and obligations prior to exchange of contracts.

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

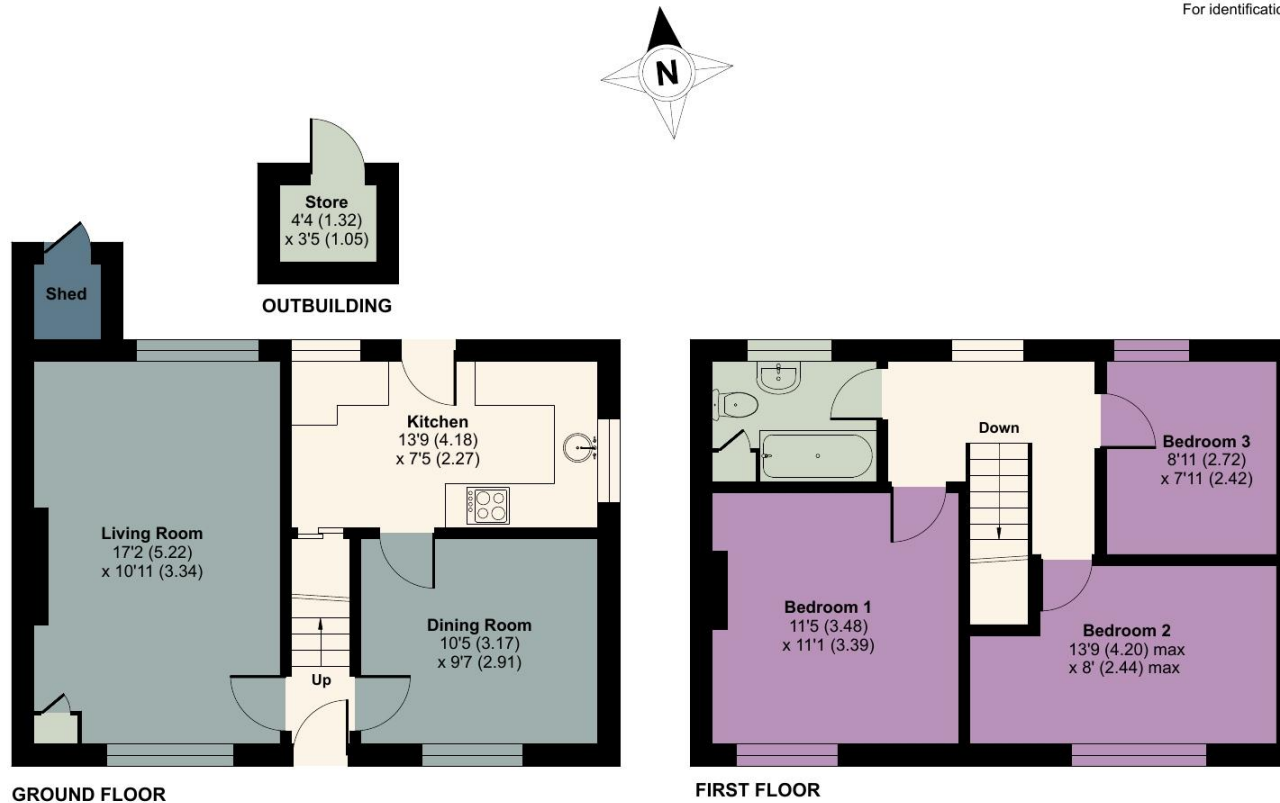


Approximate Area = 864 sq ft / 80.2 sq m

Outbuildings = 25 sq ft / 2.3 sq m

Total = 889 sq ft / 82.5 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	84
(81-91)	B	
(69-80)	C	
(55-68)	D	57
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Country Properties. REF: 1514164



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

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