



23a, High Street

Shefford,
Bedfordshire, SG17 5DD
£195,000

country
properties

Set on the ground floor with its own private entrance, this two-bedroom Grade II listed apartment is conveniently positioned for the town centre and its range of amenities. The property also benefits from parking to the rear, together with additional visitor parking spaces

- ** 92 years remaining on the lease
- Master bedroom with built in wardrobe
- Ideal first time buy or investment with approximate rental income of £1,150 pcm
- Feature private entrance door with ornate canopy over
- Handy for the shops and local amenities
- Close to bus stop for access to Bedford, Hitchin & Biggleswade

Ground Floor

Entrance Hall

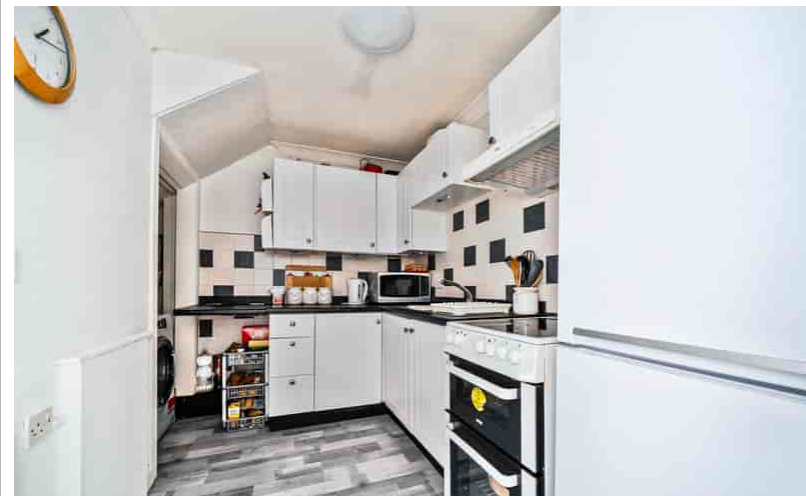
Door into entrance hallway. Door to storage cupboards. Doors leading to all rooms.

Kitchen

9' 3" x 6' 2" (2.82m x 1.88m) A range of wall and base units with roll edge worksurfaces over. Inset one and a half stainless steel sink and drainer unit with swan neck mixer tap over. Space for electric cooker with extractor hood over. Tiled splashbacks. Space and plumbing for washing machine. Space for fridge freezer. Vinyl flooring. Radiator.

Living Room

12' 11" x 9' 8" (3.94m x 2.95m) Multi pane double glazed window to front. Radiator.



Bedroom 1

13' 5" x 10' 8" (4.09m x 3.25m)

Two multi pane double glazed window to rear. Radiator. Built in wardrobe.

Bedroom 2

10' 6" x 7' 1" (3.20m x 2.16m) Multi pane double glazed window to rear. Wall mounted gas combination boiler (installed 2020) enclosed in cupboard. Radiator.

Bathroom

Suite comprising panel enclosed bath with main electric shower over. Low level wc, pedestal wash hand basin. Obscure multi pane double glazed window to front. Radiator. Fully tiled walls.

Outside

Parking

Allocated parking for one car plus further visitors spaces.

Agents Note:

**The seller advises that there is currently 92 years remaining on the lease. The Ground Rent is £350.00 every 6 months and Service Charge is £480.00 every 6 months.

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

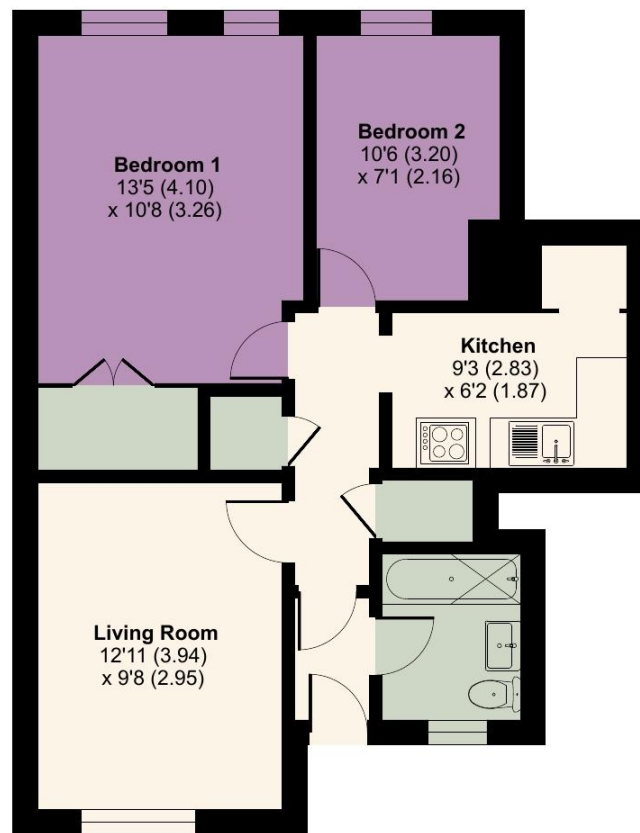
For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries @mortgagevision.co.uk





Approximate Area = 576 sq ft / 53.5 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2026. Produced for Country Properties. REF: 1522332



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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