

67, Elgar Drive

Shefford,
Bedfordshire, SG17 5RZ
£265,000

country properties

** OFFERED WITH NO UPWARD CHAIN** This well presented two bedroom home is set on the popular Composers development with off road parking for two cars. EPC rating C.

- OFFERED WITH NO UPWARD CHAIN
- Both bedrooms with fitted wardrobes
- Landscaped rear garden with paved patio and timber shed with power and light
- Just a short stroll from the Millennium green with riverside walks into Shefford town centre
- 17ft Living/dining room with double doors onto rear garden
- Great investment with approx. rental income of £1,250 pcm

Ground Floor

Kitchen

12' 6" x 7' 11" (3.81m x 2.41m) Fitted with a range of eye and base level units with rolled edge worksurfaces over. Stainless steel one and a half bowl sink and drainer unit with mixer taps over. Tiled splashbacks. Built in electric oven and gas hob with stainless steel extractor hood over. Space for fridge/freezer. Space and plumbing for washing machine and dishwasher. Double glazed window to front aspect. Door to lounge/diner. Radiator.

Living/Dining Room

17' 5" x 12' 9" (5.31m x 3.89m) Stairs rising to first floor accommodation. Double glazed double doors with wing windows leading to rear garden. Wood effect flooring. Two radiators.







First Floor

Landing

Hatch to loft space. Airing cupboard housing hot water tank and storage. Doors to both bedrooms and bathroom.

Bedroom 1

11' 2" x 10' 2" (3.40m x 3.10m) Double glazed window to rear aspect. Built in cupboard with hanging rail and shelving. Wood effect flooring. Radiator.

Bedroom 2

9' 10" x 5' 3" (3.00m x 1.60m) Double glazed window to front aspect. Built in wardrobe with mirrored sliding doors. Wood effect flooring. Radiator.

Bathroom

Fitted with a three piece suite comprising panel enclosed bath, pedestal mounted wash hand basin and low level WC. Tiled splashbacks and wood panelling. Radiator. Obscure double glazed window to front aspect.

Outside

Front Garden

Central pathway to front door with gravel borders.

Rear Garden

Paved patio area. Laid mainly to lawn with flower and shrub borders. Timber shed with power and light (to remain). Paved pathway to rear gated access.

Parking

Allocated off road parking for two cars to the side of property.

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

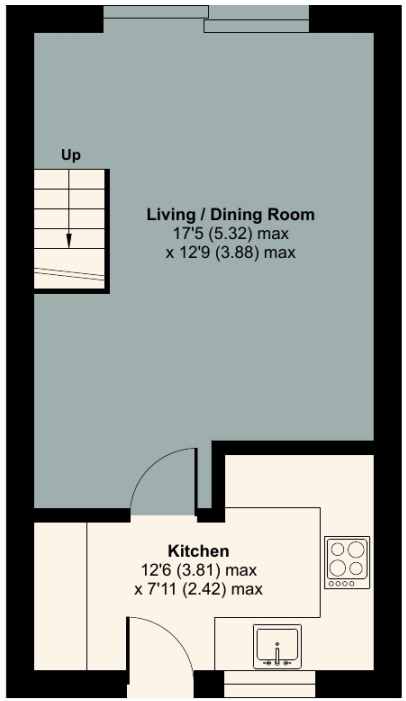




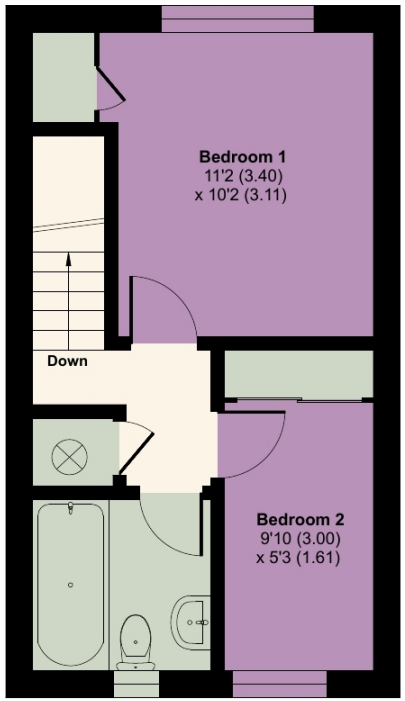


Approximate Area = 587 sq ft / 54.5 sq m

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). ©nichecom 2026. Produced for Country Properties. REF: 1486105

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Viewing by appointment only

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