

# STEPHENS

## ESTATE AGENTS

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### **SETTERS COTTAGE, 143a CLIFTON ROAD, SHEFFORD, BEDS. SG17 5AG**

In our opinion... "A two bedroom cottage with a first floor bathroom, rear garden and parking space".

**Accommodation:** Entrance porch, 18ft lounge/diner, fitted kitchen, two bedrooms, first floor bathroom, an enclosed rear garden and an off road parking space

**Location:** Shefford is a well regarded market town with well reputed schools and good facilities. The A507 sits on the outskirts and offers easy access to the A1(m) and nearby mainline rail link direct to Kings Cross.

**PRICE: £139,950**

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The property in further detail comprises: -

### **ENTRANCE PORCH**

Door to lounge/diner;

### **LOUNGE/DINER 18'1ft x 12'9ft (5.51m x 3.89m) Maximum**



Double glazed patio doors to garden, window to front aspect, stairs to first floor, radiators, laminated wood flooring, T.V. aerial point.

### **KITCHEN 11'10ft x 5'9ft (3.61m x 1.75m)**



Fitted with a range of eye and base level cupboard units, solid wood work surfaces, butler style sink unit with mixer tap, part tiled walls, leaded double glazed window to side aspect, radiator, plumbing for a washing machine, gas boiler, stable door to garden.

### **FIRST FLOOR ACCOMMODATION**

#### **LANDING**

Airing cupboard.

### **BEDROOM ONE (OPEN PLAN FROM STAIRS) 12'9ft x 11'1ft (3.89m x 3.38m)**



Window to front aspect, radiator, laminated wood flooring, access to loft.

### **BEDROOM TWO 9'1ft x 7'2ft (2.77m x 2.18m) Maximum**

Window to rear aspect, radiator.

### **BATHROOM 11'7ft x 5'6ft (3.53m x 1.68m)**

Refitted with a suite comprising panelled bath with electric shower unit, pedestal wash hand basin, low level WC, part tiled walls, opaque double glazed window to side aspect, part wood panelled walls.

### **OUTSIDE**

#### **FRONT GARDEN**

Brick walled frontage.

#### **REAR GARDEN**

Shingled, with patio area and fenced boundaries. Access to parking

#### **PARKING**

Off road for one vehicle.

### **DIRECTIONS**

Heading north on the A1(M) turn left at junction 10 onto the A507 bypass. At the 4<sup>th</sup> roundabout turn right into **Henlow** and left at the (immediate) next roundabout into **Clifton Road**. Continue on **Clifton Road** into **Shefford** and the property is then on the right hand side.

### **ENERGY PERFORMANCE CERTIFICATE**

The energy performance certificate has been ordered for this property.

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**AGENTS NOTE**

*We have not tested the apparatus, equipment, fittings or services for this property. Interested parties should therefore satisfy themselves as to the condition of any such item considered material to the purchase. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error.*

**These details are a guide only and their accuracy is not guaranteed.**

**These are draft details yet to be approved by the vendors.**