



# Clifton Road

Shefford, Bedfordshire SG17 5AG

CHRIS MACSWEENEY



[www.chrismacsweeney.exp.uk.com](http://www.chrismacsweeney.exp.uk.com)



# Clifton Road

Price £399,950 - Offers Over

**No Upper Chain! A modernized and refurbished detached bungalow conveniently located close to the town.**

## Potential

This 1930's bungalow offers a great opportunity to extend either to the rear or in the roof (subject to relevant permission) and could be turned into an excellent family home with long term potential.

Alternatively, it would be a great downsizing option for anyone looking for accommodation on one level along with the requirement for access to the local doctors surgery and town centre with supermarket and variety of smaller shops. The local bus route can easily be taken advantage of with a stop very near to the property.

## Accommodation

**ENTRANCE HALL**

**LOUNGE**

**KITCHEN**

**UTILITY ROOM**

**BEDROOM ONE**

**BEDROOM TWO**

**BATHROOM**

**ADDITIONAL RECEPTION**

## Walk Through

The entrance hall offers access to both bedrooms, the bathroom and lounge. The first bedroom has a bay fronted window whilst the second offers a view of the rear garden.

The bathroom has been beautifully remodelled with a four piece suite including a shower cubicle with electric shower. The lounge has an eye-catching brick fireplace with inset gas fire. There are double glazed windows to two aspects. The kitchen has also been subject to a significant upgrade and has fitted appliances plus a central seated 'island' which offers a great place to have breakfast.

Beyond the kitchen is a useful utility room which, in turn, leads to a large second reception offering a variety of uses.

## Outside

The rear garden stretches beyond 100ft in length\* and incorporates a brick built garage.

The front offers off road parking for at least three vehicles.

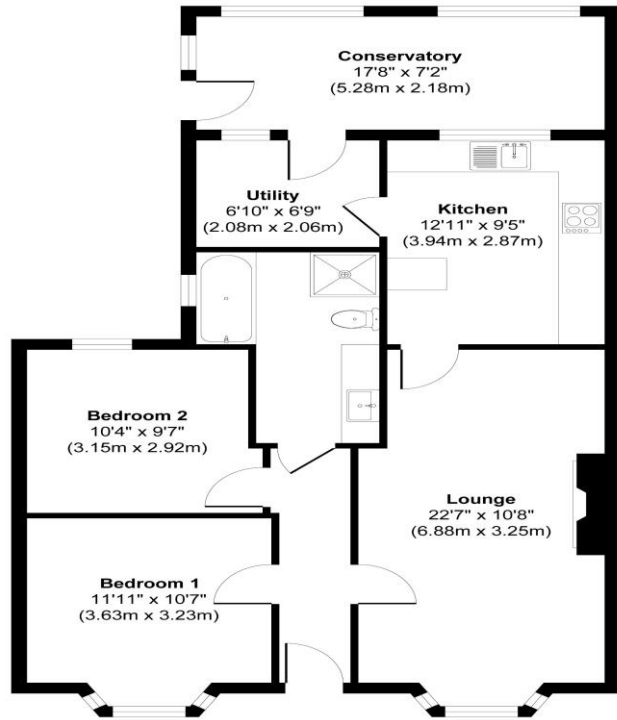
**\*Option available for reduced garden size if required\***



Call Chris MacSweeney to arrange a viewing on 07468 48 88 18

# FLOORPLAN

Clifton Road Shefford, BEDS.



Approximate Floor Area  
913 sq. ft  
(84.82 sq. m)

Approx. Gross Internal Floor Area 913 sq. ft / 84.82 sq. m.  
Produced by designimperial.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Tel: 07468 48 88 18

Email: [chris.macsweeney@exp.uk.com](mailto:chris.macsweeney@exp.uk.com)

[www.chrismacsweeney.exp.uk.com](http://www.chrismacsweeney.exp.uk.com)

CHRIS MACSWEENEY



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.