



**Bilberry Road  
Clifton  
Shefford  
Bedfordshire  
SG17**

**Offers in Excess of £152,000**

**bettermove**

# Bilberry Road Shefford

Bettermove are proud to present this 2 bedroom flat in Clifton, available with no forward chain.

This property benefits from double glazing, and electric heating throughout, with communal parking available.

The council tax band is A.

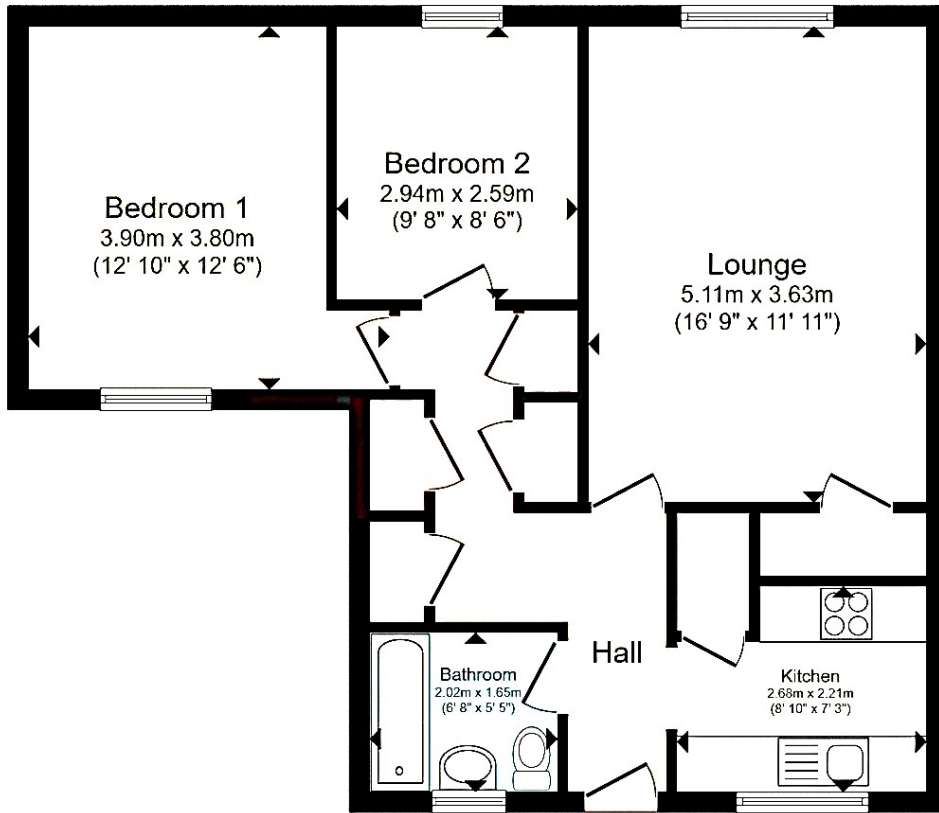
This is a leasehold property with 87 years remaining on the lease; the ground rent is £1.00 per annum, and the service charge is £580.00 per annum.

The interior of this beautifully presented, top floor property comprises a spacious living room, fitted kitchen, two double bedrooms, alongside a family bathroom. The property benefits from a shared balcony, with field views, perfect for enjoying the summer months.

Located in the sought after village of Clifton, Shefford, the property is close to a range of amenities, including shops, supermarkets, restaurants, and pubs. Excellent transport links can be found from Arlesey Train Station, a variety of local bus routes, and quick access to the A1(M).

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.





Total floor area 63.2 m<sup>2</sup> (681 sq.ft.) approx

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	81
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		
		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>	100	100
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>		
		EU Directive 2002/91/EC



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