



Robinson Grove, Shefford

CHANDLERS

2 Robinson Grove

Meppershall, Shefford, SG17 5QR
£410,000



3 Bedrooms



2 Bathrooms



1 Reception Rooms



EPC Rating Band B

A three double bedroom semi detached house located in a small private cul-de-sac. This contemporary property constructed in 2020 by a local developer has a generous specification with underfloor heating to the ground floor, kitchen with integrated appliances, a good size plot for a new home and off road parking. Robinson Grove is a private road with just nine properties constructed, the village of Meppershall is conveniently located for the larger towns of Hitchin, Bedford and Milton Keynes and has quick links to the A1 and M1. Arlesey Station provides Thameslink services to Kings Cross, Farringdon and London Bridge.

Council Tax Band D, EPC rating B, Remainder of NHBC 10 year warranty, Estate Management Charges of £350 per annum - Robinson Grove has a resident run management company.



- Three Double Bedroom Semi in a Village Location
 - Stylish Kitchen Diner with Integrated Appliances
 - En-Suite Shower Room
 - Underfloor Heating to the Ground Floor
 - Good Size Garden
 - Tandem off Road Parking for Two
 - Small Private Cul-De-Sac
 - High Specification Property Built in 2020
 - EPC Rating B
 - Council Tax D
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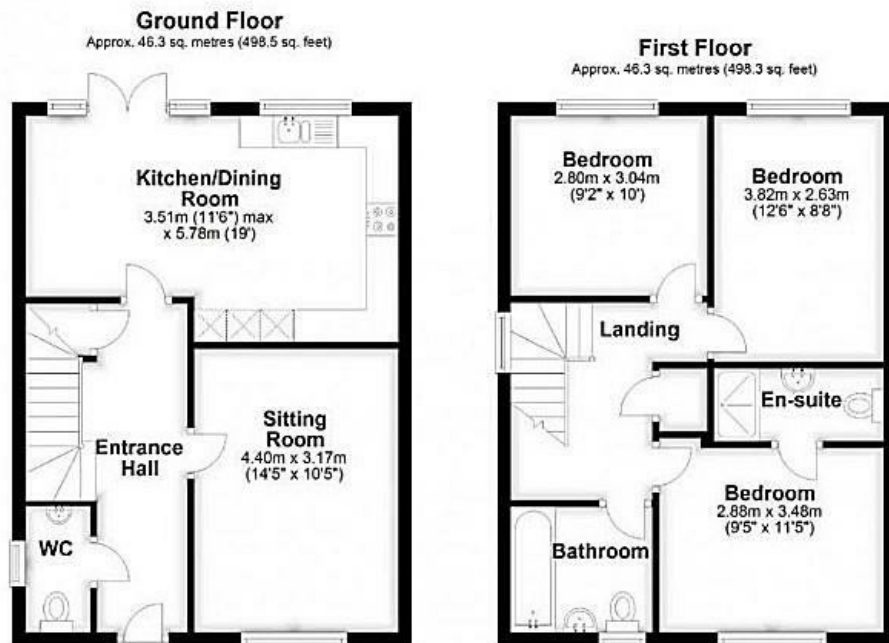






What makes it special...



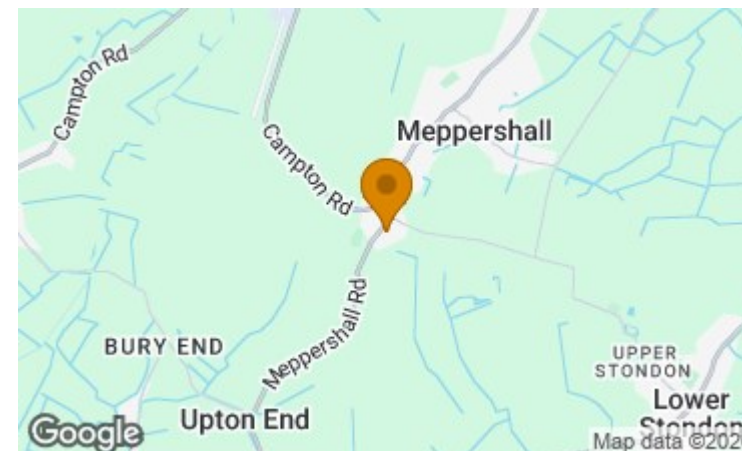


Disclaimer

While we believe the details provided to be correct, we do not guarantee their accuracy. Prospective buyers should verify all information independently before making any decisions. No responsibility is taken for any errors, omissions, or misstatements.

Additional/Material Information

- Local Authority is Central Bedfordshire Council
- Council tax Band D
- Tenure – Freehold
- Mains Gas, Water, Electricity



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	