



Nightingale Mews, Shefford, Bedfordshire. SG17 5YX





3 Bedroom Town House

£350,000 Freehold

Guide Price 350,000 - 365,000 A great opportunity to purchase a well maintained, large three-bedroom family home. Set out on three levels, consisting of lounge, kitchen, utility, downstairs cloakroom, first floor two double bedrooms with family bathroom. On the top floor you will find a lovely spacious master with en-suite and dressing area. Outside is parking for two cars and a good size rear garden with a further en-bloc garage. A must-see property!



- Three double bedroom town house
- Downstairs cloakroom
- Close to the town
- Three good sized bedrooms
- En-suite to master
- Garage
- Allocated parking for two cars
- Gas central heating
- Double glazed throughout
- Awaiting EPC. Council tax band D

Ground Floor:**Entrance:**

Composite door leading to lobby. Stairs to first floor.

Lounge:

Abt: 12' 6" x 11' 5" (3.81m x 3.48m) Upvc double glazed Georgian bar window to front. Radiator

Kitchen/Diner:

Abt: 15' 4" x 9' 3" (4.67m x 2.82m) Upvc double glazed Georgian bar window to rear. Vinyl style flooring. Partly tiled. Selection of base and wall units. Space for washing machine. Dishwasher. Gas hob. Fan assisted oven. Extractor. Single stainless steel sink with drainer and mixer taps. Area for dining table. Door.

Utility Area:

Space for tumble dryer. Door to cloakroom. Upvc double glazed window to rear. Pedestal sink. Partly tiled. WC. Radiator. Upvc obscure door out to patio and garden area.

First Floor:**Family Bathroom:**

Upvc double glazed Georgian bar obscure window to rear. Partly tiled. Bath with over bath shower. Glass screen. WC . Pedestal sink..

Bedroom Three:

Abt: 10' 1" x 8' 2" (3.07m x 2.49m) Upvc double glazed Georgian bar. window. Radiator.

Hall:

Storage cupboard on landing. Radiator. Upvc double glazed Georgian bar window to front.

Bedroom Two:

Abt: 9' 9" x 8' 2" (2.97m x 2.49m) Upvc double glazed Georgian bar window to front. Radiator. Built-in wardrobes.

Second Floor:**Master Bedroom:**

Abt: 16' 3" x 11' 3" (4.95m x 3.43m) Upvc double glazed Georgian bar window to front. Radiator. Loft hatch. Built-in wardrobes.

En-Suite:

Partly tiled. Velux window. Radiator. Shower cubicle. Pedestal sink. Low level WC.,

Outside:**Gardens & Parking:**

Parking for two vehicles at the front. Access via rear garden to garage en-bloc. Rear garden patio area, mainly laid to lawn.

Additional Information:

Agents Note:

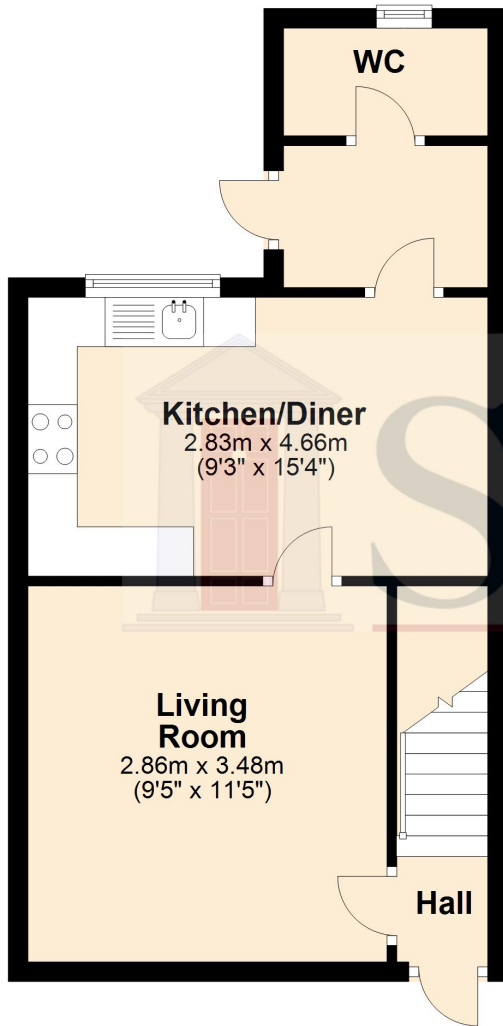
Draft details yet to be approved by the vendor and may be subject to change.



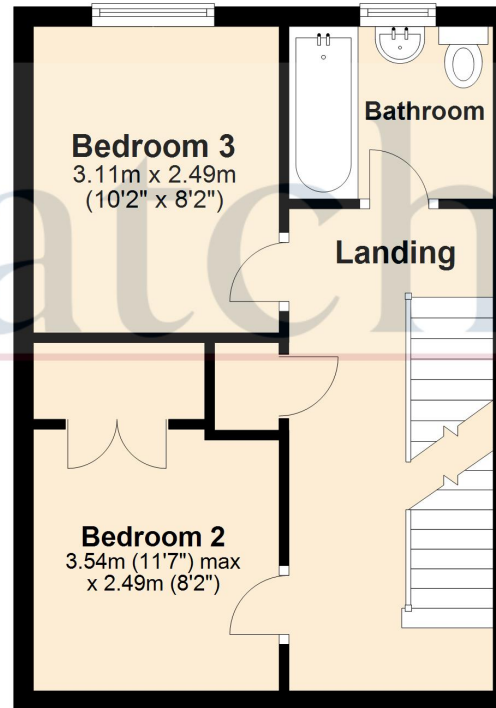


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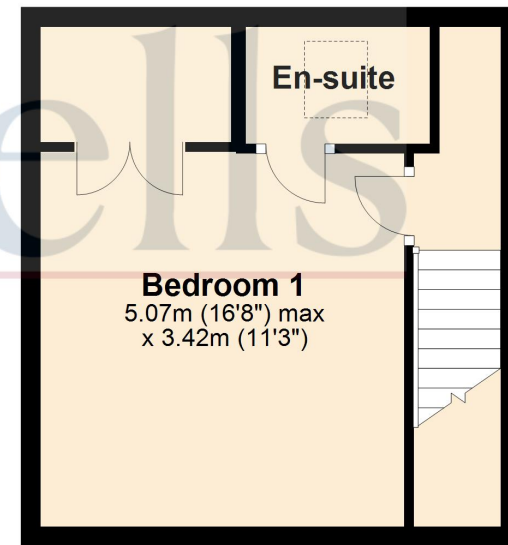
Ground Floor



First Floor



Second Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.