20, Nightingale Mews

Shefford,
Bedfordshire, SG17 5YX
Offers in Excess of: £325,000

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A three bedroom modern property with a garage is situated in a mews development on the popular 'Birds Estate' in Shefford. The property is offered with no upward chain and is within walking distance of the local amenities and highly regarded schools. Viewing is essential to fully appreciate this spacious home !

- Just a short stroll to the centre of Shefford, amenities and highly regarded schooling
- Ground floor cloakroom
- Master bedroom with en-suite shower room
- Scope to further enhance and update/extend the property subject to the necessary planning consents
- Chain free - approximate monthly rental income of £1,150 pcm
- Single garage and driveway parking

Ground Floor

Entrance Hall

Stairs rising to first floor accommodation. Radiator. Double glazed window to side. Doors to living room and cloakroom.

Cloakroom

Suite comprising low level flush wc and pedestal wash hand basin. Radiator. Partially tiled walls and ceramic tiled flooring. Obscure double glazed window to front.

Lounge Area

13' 8" x 13' 4" (4.17m x 4.06m) Double glazed window to front. Radiator. Wood laminate flooring, Under stairs storage cupboard with light. Opening to:

Dining Area

9' 4" x 9' (2.84m x 2.74m) Radiator. Wood laminate flooring. Door into kitchen. Double glazed patio doors opening onto the rear garden.

Kitchen

9' 3" x 9' 8" (2.82m x 2.95m) A range of wall and base units with work surfaces and tiled splashbacks. Inset stainless steel sink and drainer unit. Gas hob with built in oven and extractor over. Space for fridge. Space and plumbing for washing machine. Wall cupboard housing gas boiler. Ceramic tiled flooring. Double glazed window overlooking rear garden.

First Floor

Landing

Access to loft space. Airing cupboard. Double glazed window to side. Doors to all rooms.

Bedroom 1

9' 7" x 9' 4" (2.92m x 2.84m) Double glazed window to rear. Fitted wardrobes. Radiator. Door into:

En-Suite Shower Room

Three piece suite comprising low level flush wc, wall mounted wash hand basin and shower cubicle. Radiator. Partially tiled walls and ceramic tiled flooring.

Bedroom 2

10' 9" x 10' (3.28m x 3.05m) Double glazed window to front. Radiator.

Bedroom 3

7' 5" x 6' 5" (2.26m x 1.96m) Double glazed window to rear. Radiator.

Family Bathroom

Three piece suite comprising low level flush wc, wash hand basin and panel enclosed bath with mixer tap. Part tiled walls and ceramic tiled flooring. Radiator. Obscure double glazed window to front.

Outside

Front Garden

Driveway providing off road parking and access to garage. Laid mainly to lawn with flower and shrub borders.

Rear Garden

Laid mainly to lawn with paved patio area and matures shrub borders. Further decked area providing another seating area - perfect for those alfresco evenings. Outside tap. Enclosed with wood panel fencing.

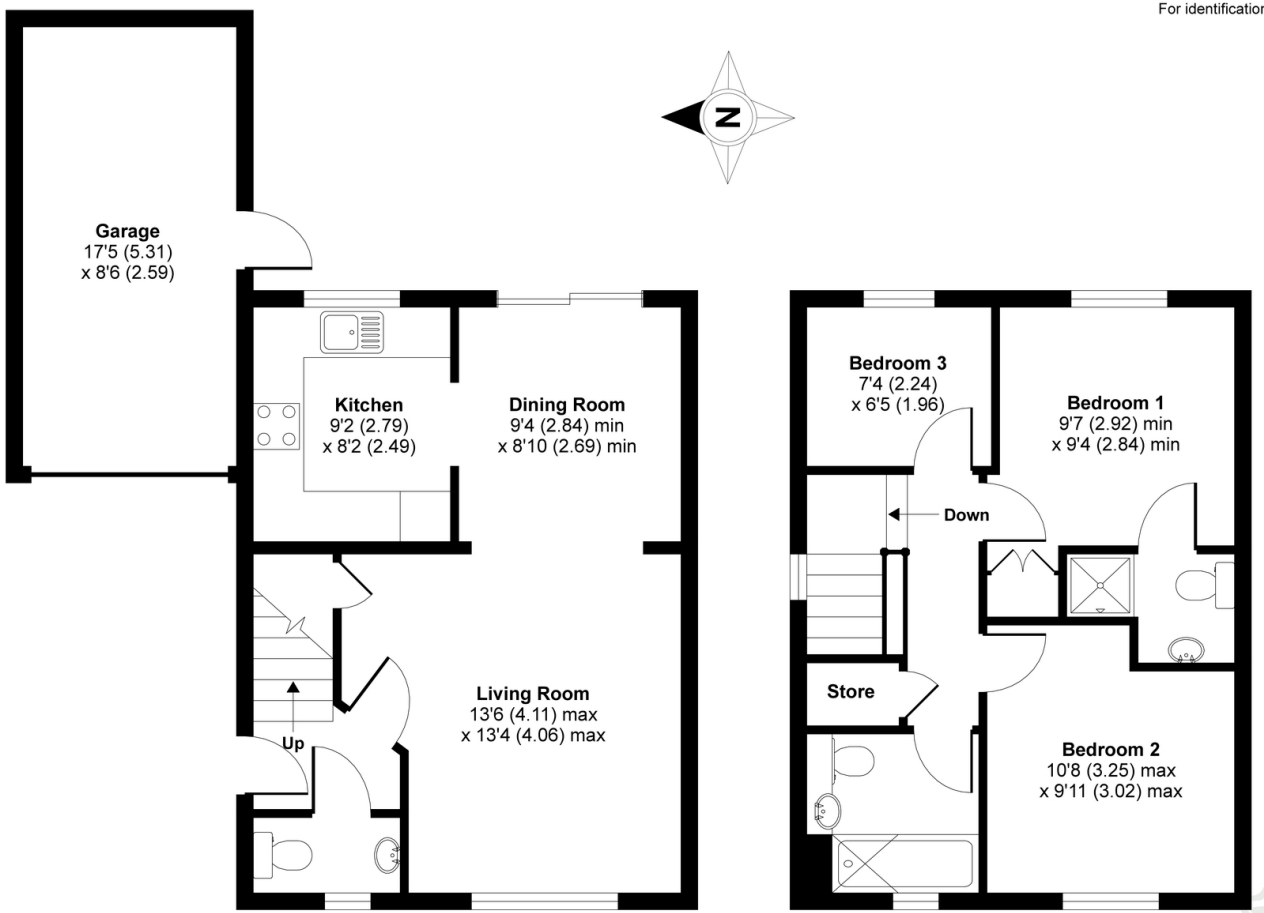
Single Garage

Up & over door with power/light. Eaves storage space. Personal door to rear garden.

PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES

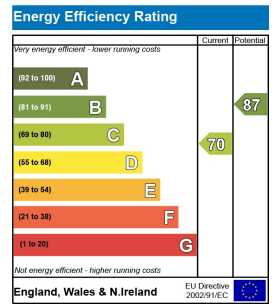
Approximate Area = 943 sq ft / 87.6 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Country Properties. REF: 767804

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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

Country Properties | 46-48, High Street | SG17 5DG

T: 01462 811822 | **E:** shefford@country-properties.co.uk

www.country-properties.co.uk

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