



3 Pinchmill Way

Sharnbrook | Bedford | MK44 1PJ

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Guide £300,000

Living room

Kitchen/dining room

Utility/study

Three bedrooms

Family bathroom

Front and rear gardens

Garage in a block

Freehold - no chain



- Council Tax Band: C
- Energy Efficiency Rating: D

Well located semi-detached home with scope to improve...



This semi-detached family home offers no onward chain and is situated in a quiet walkway position, close to the centre of Sharnbrook and within easy reach of the village facilities.

The property would benefit from some improvement but offers a perfect opportunity for a purchaser to update to their taste.

The accommodation includes an entrance hall, a living room to the front and a kitchen/dining room to the rear. There is an additional area off the kitchen which could be used as a utility or study.

Upstairs there are three bedrooms and a family bathroom.

The property is double glazed and has gas fired central heating.

To the exterior there are front and rear gardens which are well stocked with a range of shrubs, trees and plants. There is also a garage situated in a block nearby.

Pinchmill Way is set within the popular village of Sharnbrook. Local amenities, including well-regarded schools, shops and a village surgery, are within easy reach, while the surrounding countryside and River Great Ouse provide an attractive setting. The A6 offers convenient road links to Bedford and beyond, combining rural charm with accessibility.





Pinchmill Way, Sharnbrook, Bedford, MK44

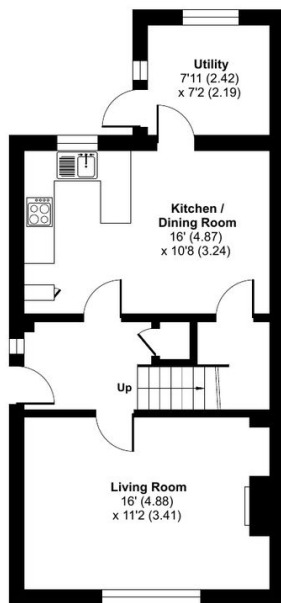
Approximate Area = 913 sq ft / 84.8 sq m

Limited Use Area(s) = 8 sq ft / 0.7 sq m

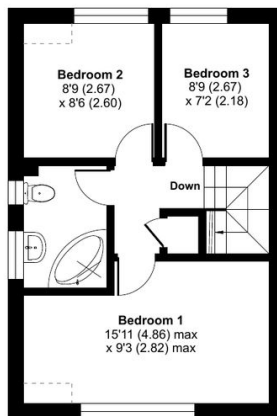
Garage = 136 sq ft / 12.6 sq m

Total = 1057 sq ft / 98.1 sq m

For identification only - Not to scale

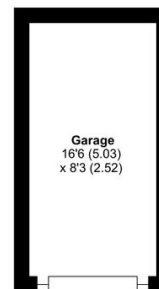


GROUND FLOOR



FIRST FLOOR

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Lane & Holmes. REF: 1493520

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