



Connells

Nightingale Road
Great Barford Bedford

Nightingale Road Great Barford Bedford MK44 3FG

for sale guide price
£390,000



Property Description

Great Barford is a village and civil parish in the Borough of Bedford, Bedfordshire, England. It lies approximately 5 miles north-east of Bedford town centre, on the River Great Ouse. The village is twinned with Wöllstein, Germany.

The village contains several historic features, including All Saints Church, which has a 15th-century tower, and Great Barford Bridge, a multi-arched medieval bridge crossing the River Great Ouse.

Great Barford is bypassed by the A421, which provides a route between the M1 motorway near Milton Keynes and the A1 near St Neots. To the east of the village, the A421 connects with the A1 at the Black Cat roundabout.



Entrance Hall

Entrance door, wooden laminate flooring laid throughout, and radiator fitted.

Cloakroom

Fitted suite comprising of WC, wash-hand-basin, and radiator fitted.

Lounge

Double glazed window, wooden effect laminate flooring laid throughout, and radiator fitted.

Kitchen

Fully fitted suite comprising of a selection of wall and base units with worktop surround, integrated oven with electric hob and extractor fan, fridge freezer, dishwasher, washing machine, and microwave, wooden effect laminate flooring laid throughout, radiator fitted, and double glazed French doors leading to the rear garden.

First Floor

Landing

Carpet laid throughout and access to part-boarded loft via hatch.

Bedroom One

Two double glazed windows with black-out blinds, carpet laid throughout, radiator fitted, benefiting from a built-in wardrobe.

Bedford Two

Double glazed window with black-out blind, carpet laid throughout, built-in wardrobe, and radiator fitted.

Bedford Three

Double glazed window with blackout blind, carpet laid throughout, and radiator fitted.

Family Bathroom

Fitted suite comprising of bath-tub with over-head shower, WC, wash-hand-basin with unit underneath, shaving point, black laminate flooring and part-tiled walls laid throughout, double glazed window, and radiator fitted.

External

Rear Garden

Lawn and patio areas with shed and fence surround.

Parking

Driveway with EV charging point to the front of the property offering parking for up to two vehicles.

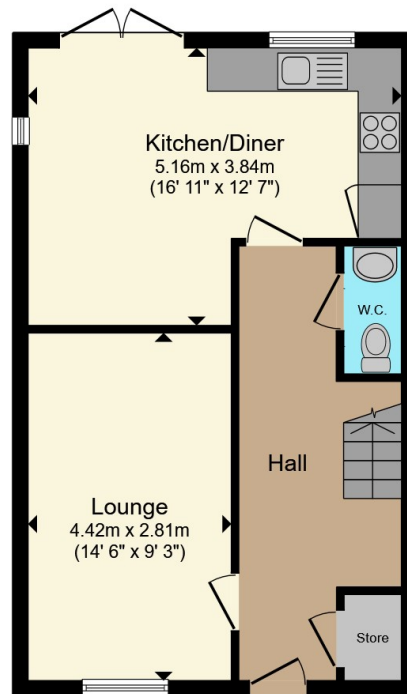
Agent Notes:

Annual Management Fee: £309.64
(Vendor advises).

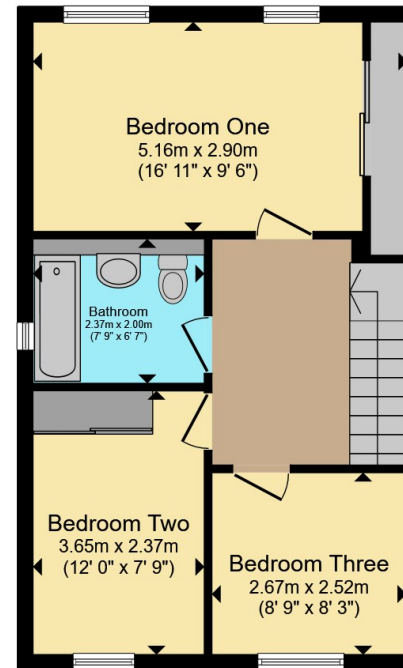








Ground Floor



First Floor

Total floor area 90.3 m² (972 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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42 Allhallows
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EPC Rating: B Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/BED313131



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: BED313131 - 0004