



18 East Square, Shortstown, Bedford MK42 0UH



18 East Square  
Shortstown  
Bedford  
MK42 0UH

Price £280,000

Three bedroom house south  
of Bedford...

- Entrance hall
- Bathroom
- Large lounge/diner
- Kitchen
- Three bedrooms
- Large rear garden
- Gas heating
- Double glazing
- No chain

- Council Tax Band B
- Energy Efficiency Rating C



## The property is available with no onward chain...



Lane and Holmes are pleased to offer for sale this well presented, chain free, terrace home in Shortstown.

With accommodation over two floors there is an entrance hall and a dual aspect lounge/diner, a modern kitchen and a lean to/outhouse to the rear. There is also a ground floor bathroom, with all three bedrooms situated on the first floor.

The property benefits from double glazing and gas fired central heating, freshly laid carpet throughout and a large rear garden which the neighbours have rear access across.

The property is available with no onward chain and is within walking distance of plenty of local amenities, including a doctors' surgery, pharmacy, primary school, village shop and a Tesco Metro. There is also a café, fish and chip shop and a Morrisons Local.

Shortstown is located on the southern edge of Bedford and offers excellent links to both the A1 and M1 (J13) via the southern bypass. The area is steeped in local and military history with the imposing hangers (sheds) as a reminder of the airship industry. Additionally, the nearby Community Woodland, Shocott Spring, provides dog-friendly walk and cycle routes.

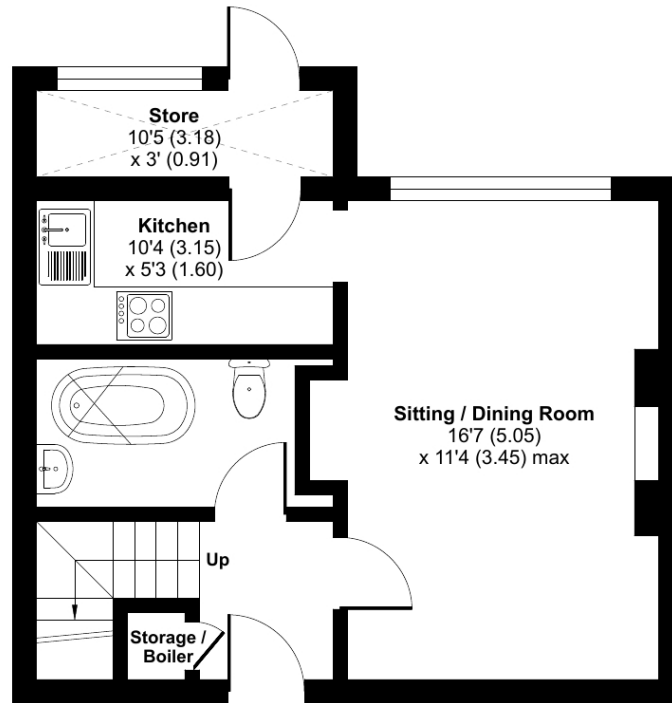
Bedford Railway Station • 3.5 miles  
Milton Keynes • 19 miles  
A1 Black Cat Roundabout • 9 miles  
M1 Junction 13 • 10 miles  
Luton Airport • 22 miles  
Stansted Airport • 43 miles  
London • 57 miles



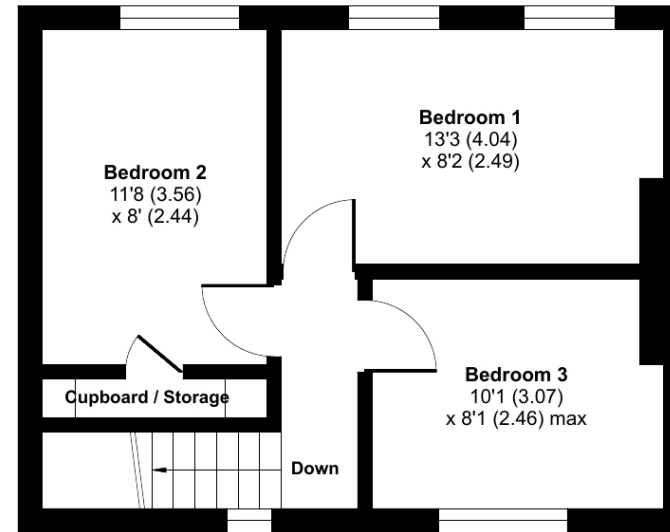
# East Square, Shortstown, Bedford, MK42

Approximate Area = 762 sq ft / 70.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Lane & Holmes. REF: 1069415



01234 327744 | [sales@laneandholmes.co.uk](mailto:sales@laneandholmes.co.uk) | [www.laneandholmes.co.uk](http://www.laneandholmes.co.uk) | 66-68 St Loyes Street, Bedford, Bedfordshire, MK40 1EZ

Agents Notes: The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. All photographs shown are for illustration only and may depict items that are not for sale or included in the sale of the property. Please note that we have not checked the situation with regards to planning consents, building regulation consents and any other relevant consent relating to this property and therefore, any interested applicant should carry out their own enquiries with the appropriate authorities. All measurements are approximate and for guidance only. The particulars do not form part of any contract and all properties are offered subject to contract.

