



The Links, Kempston, Bedford MK42 7LD



The Links
Kempston
Bedford
MK42 7LD

£230,000

Located on The Links within Kempston is this affordable and well presented 3 bedroom terraced property with the added bonus of separate reception rooms and a garage situated nearby.

- 3 Bedrooms
- Mid Terrace Property
- Lounge
- Dining Area
- Kitchen
- Double Glazed
- Gas Central Heating
- Garage In Block
- Enclosed Garden

- Council Tax Band B
- Energy Efficiency Rating D



The location of the property provides the perfect balance for family living. Set a short distance from the A421 and only minutes away from the M1 Motorway and other key transport links such as Bedford Train Station with direct links to London St. Pancras. Other benefits include a short walk to shops & Bedford Hospital, local amenities including community centre & schooling.



Waldens are delighted to be selected as the marketing agent offering for sale this 3 bedroom terraced property situated close by to many of Kempston's day to day amenities.

A perfect first time purchase or buy to let opportunity.

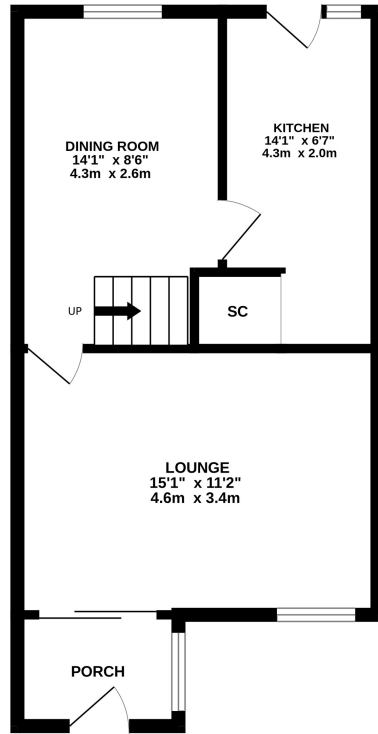
Entering the property via the porch that further leads into the formal lounge occupying the front of the ground floor. To the rear you have a separate dining area that leads into the kitchen. The kitchen area is equipped with base and eye level storage units with a good size under stair storage space.

Upon the first floor are 3 bedrooms and a bathroom.

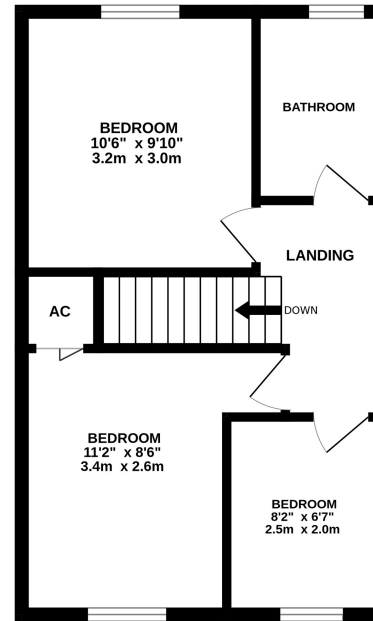
Outside the rear garden is fully enclosed and laid to paving for low maintenance with a gated rear access that leads to the nearby block of garages



GROUND FLOOR
415 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA: 798 sq.ft. (74.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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