



Duncombe Street, Kempston, Bedford MK42 8ED



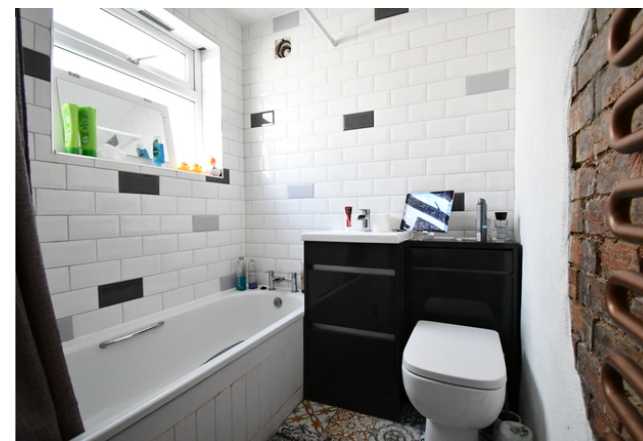
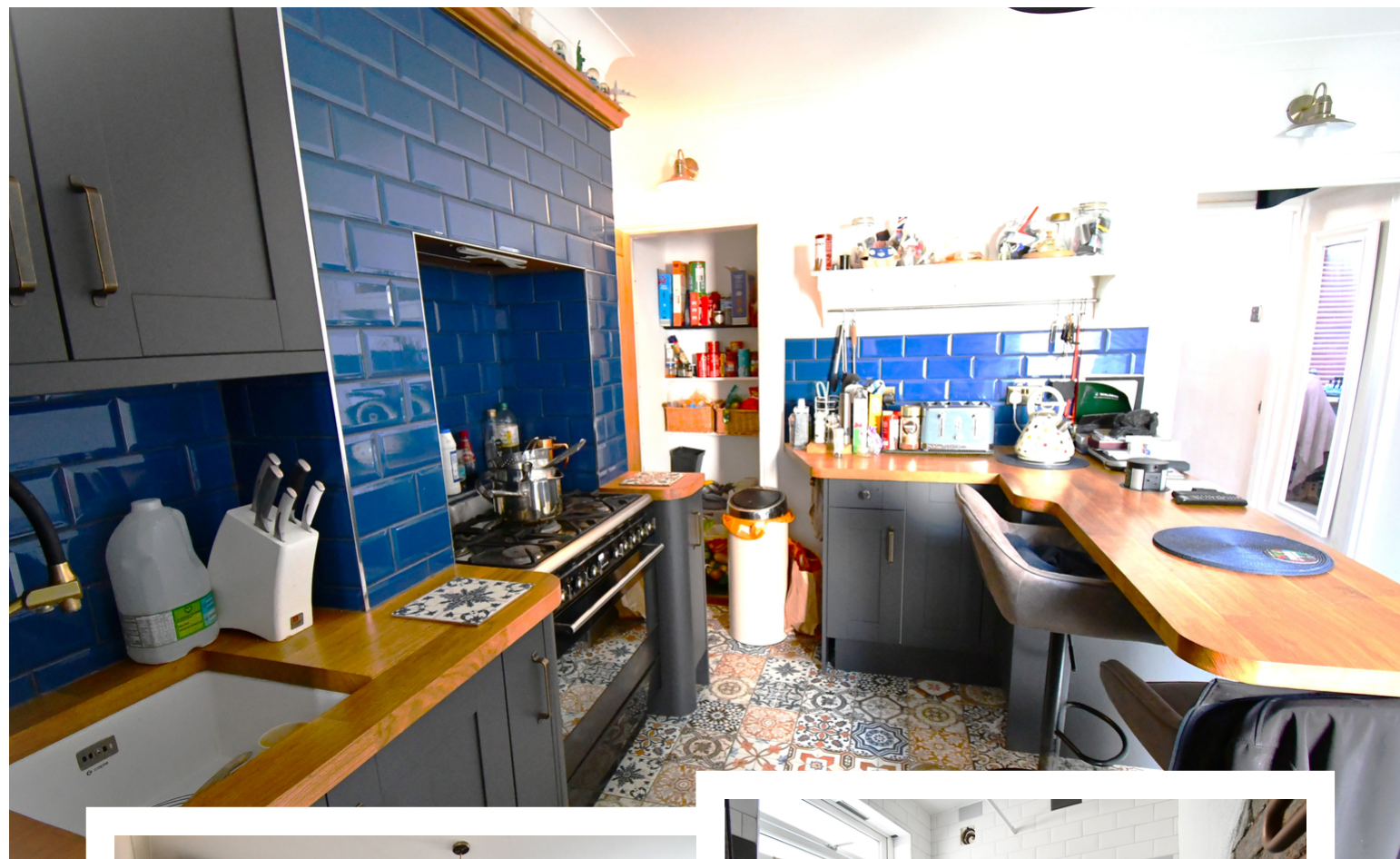
Duncombe Street
Kempston
Bedford
MK42 8ED

£248,000

'Spring Cottages' This delightful two bedroomed Victorian cottage dates back to 1880's and offers a wealth of charm and character with the benefit of subtle, modern convenience.

- Character 3 Bedroom End Of Terrace Property
- Modern Kitchen/ Breakfast Room
- Formal Lounge
- Refitted Downstairs Bathroom
- Utility Area
- Lean To/Storm Porch
- Double Glazed
- Gas Central Heating
- Centrally Located To Take Advantage Of Local Amenities

- Council Tax Band B
- Energy Efficiency Rating D



Centrally located within Kempston to take advantage of the local amenities, local schools and bus services.



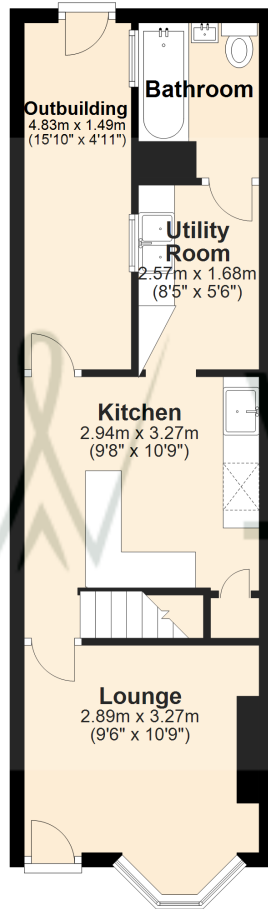
Waldens are delighted to be selected as the marketing agent to present this character filled and very charming three bedroom end of terrace property located on Duncombe Street in Kempston. Initially entering the property you are greeted with a formal lounge area with a bay window to the front aspect. Lounge leads into the open plan Kitchen/Breakfast room that has been tastefully upgraded by our client and offers ample base level storage space, built in under stair storage & space for a range cooker. Flowing on from the kitchen area is a convenient utility room with inset double sink unit and window to side aspect. Situated at the rear of the ground floor is the refitted modern bathroom suite. To the first floor there are 3 bedrooms.

Externally the property has a rear garden that is predominantly lawned with flower shrub borders and has a gated rear access for bins.



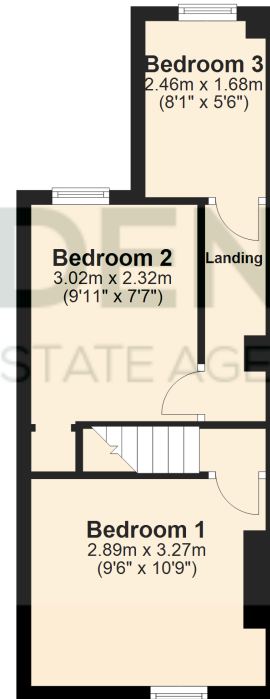
Ground Floor

Approx. 37.9 sq. metres (408.4 sq. feet)



First Floor

Approx. 26.2 sq. metres (282.5 sq. feet)



Total area: approx. 64.2 sq. metres (690.9 sq. feet)

This floor plan is for illustrative purposes only. The total size does include outbuildings and is an approximate.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC