



Chantry Avenue, Kempston, Bedford MK42 7RR

WALDENS ESTATE AGENTS



Chantry Avenue
Kempston
Bedford
MK42 7RR

£295,000

Beautifully presented and fully renovated 2 Bedroom semi-detached bungalow. This property has been thoughtfully modernised and comprises of entrance hall leading to two well proportioned bedrooms, wet room, lounge/diner, kitchen with integrated appliances. Enclosed rear garden, driveway & garage.

- Immaculate 2 Bedroom semi detached bungalow
- Beautiful condition throughout
- Entrance hall
- Two bedrooms
- Wet room
- Enclosed rear garden
- Driveway and garage
- Lounge /Diner
- Kitchen with integrated appliances

- Council Tax Band TBC
- Energy Efficiency Rating C



Close to all local amenities

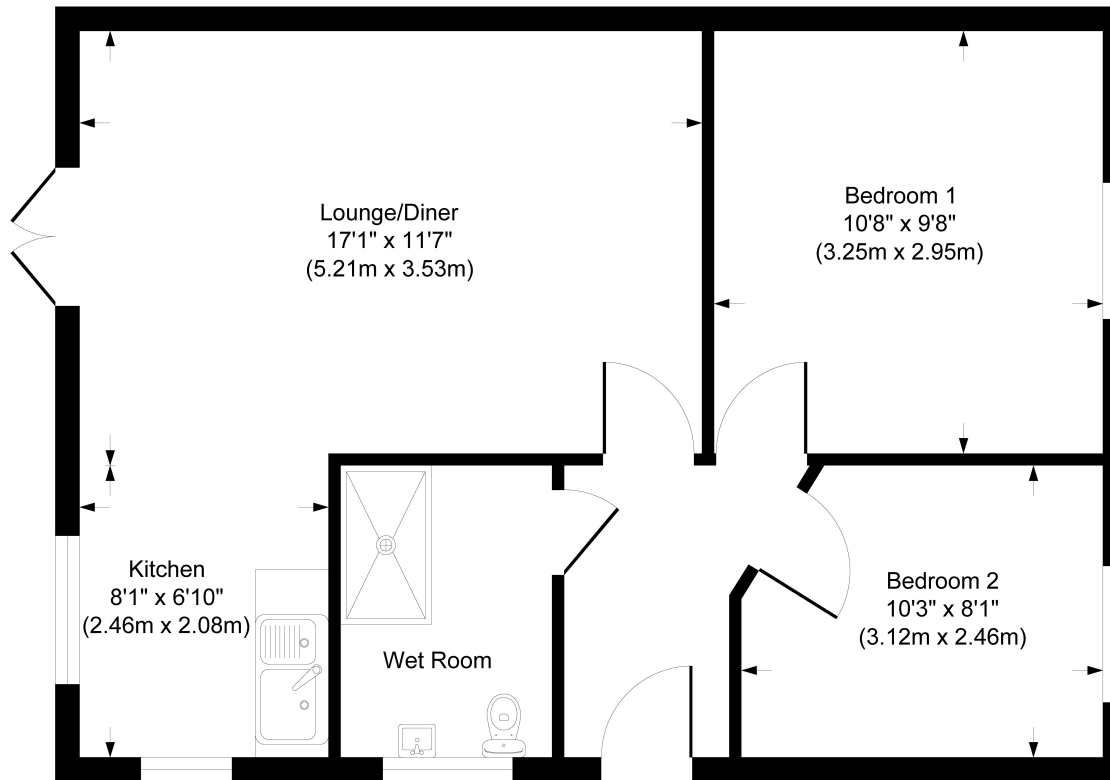


Entering the property, you're welcomed into the entrance hall, which features a built-in storage cupboard and provides access to all rooms. The two bedrooms are located at the front of the property and are both well-proportioned, with bedroom two benefiting from a built-in cupboard. The wet room is fitted with a WC and a wall-mounted wash hand basin, offering a clean and functional space. The lounge/diner is one of the highlights of the home – a bright and inviting room where natural light floods in through the newly installed French doors, which open out to the rear garden. The kitchen has been thoughtfully re-fitted and includes an integrated fridge/freezer, Neff Slide & Hide oven, Beko built-in oven, microwave and grill, as well as a built-in hob. A wall-mounted boiler is also located in the kitchen. Outside, the rear garden is partly paved with the remainder laid to lawn, and is enclosed by wooden fencing. Gated side access leads to the driveway and garage, which benefits from an electrically operated door. The front garden is laid to mono-block for low maintenance and added kerb appeal.

It is recommended that any interested purchasers should satisfy themselves as to the accuracy of all internal measurements and that all heating, hot water, plumbing, sanitary and electrical installations which have not been tested by us are in efficient working order and ensure services are connected. All telephone installations are subject to individual telephone company regulations.



Approximate Gross Internal Area
559 sq ft - 52 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.
 This floorplan is for illustrative purposes only and not to scale.
 Measured in accordance with RICS Standards.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C	73	
(55-68) D		
(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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The information contained in the property details are designed to help you decide whether you would like to view the property and to avoid wasting your time in viewing unsuitable properties. We endeavour to ensure accurate information is detailed, but we are largely guided by information supplied to us by the seller. We are unable to check all aspects of the property as this would be prohibitive. Some of the photographs are taken using a wide- angled lens. Where a floor plan has been provided, this is for guidance purposes only.

