



Wyatt Road, Kempston, Bedford, Bedfordshire MK42 7EH



**WALDENS**  
ESTATE AGENTS



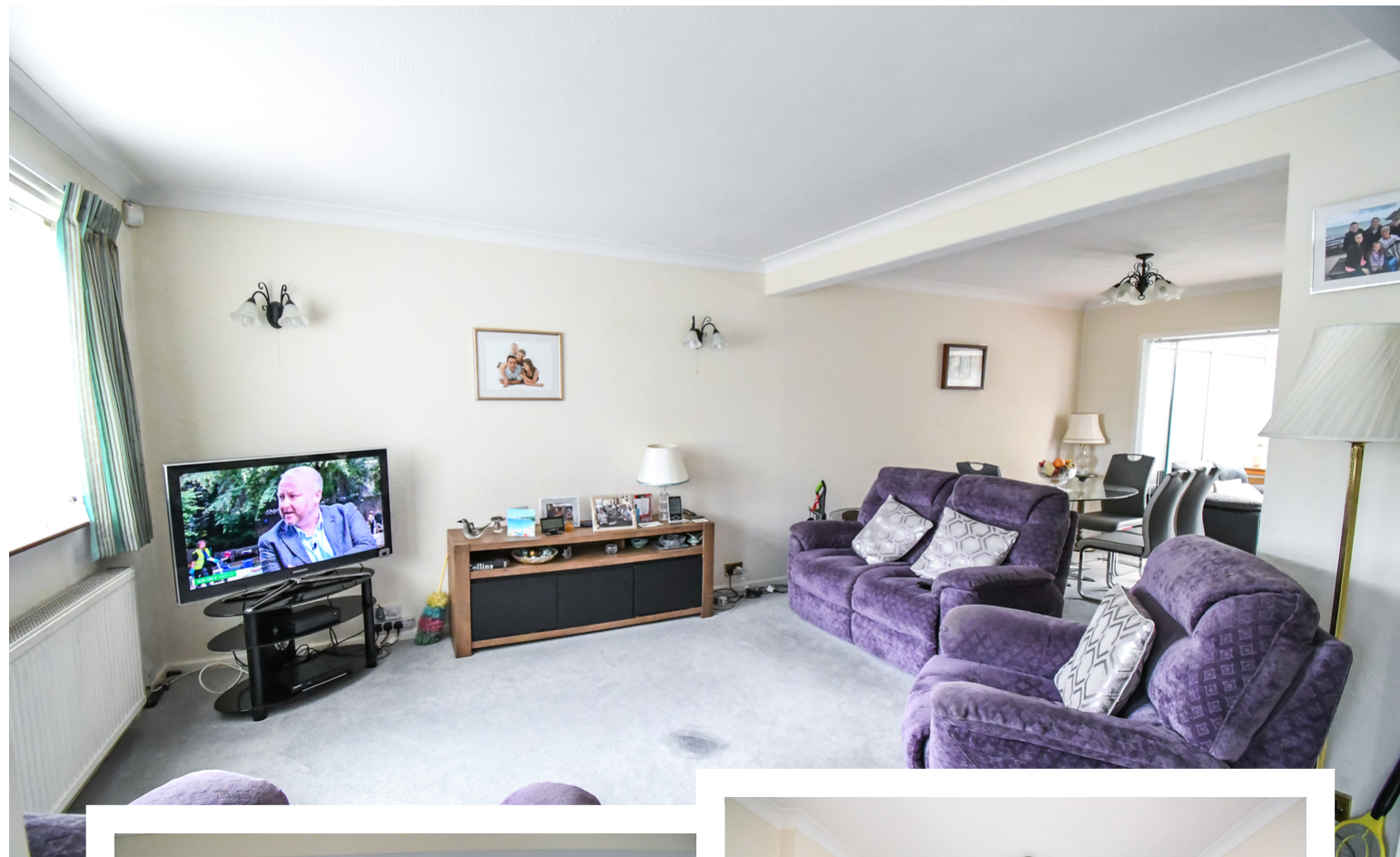
Wyatt Road  
Kempston  
Bedford  
Bedfordshire  
MK42 7EH

£300,000

A good sized 3 Bedroom semi-detached property with established rear garden. Property briefly comprises of spacious lounge/diner, Kitchen with integrated appliances. Pleasant rear garden and off road parking.

- Well presentd 3 bedroom semi-detached property
- Double glazed and gas central heating
- Entrance porch
- Lounge /Diner
- Kitchen
- Conservatory
- Lean to incorporating a W.C
- 3 Bedrooms and family bathroom
- Front & Rear gardens
- Driveway and garage

- Council Tax Band C
- Energy Efficiency Rating D



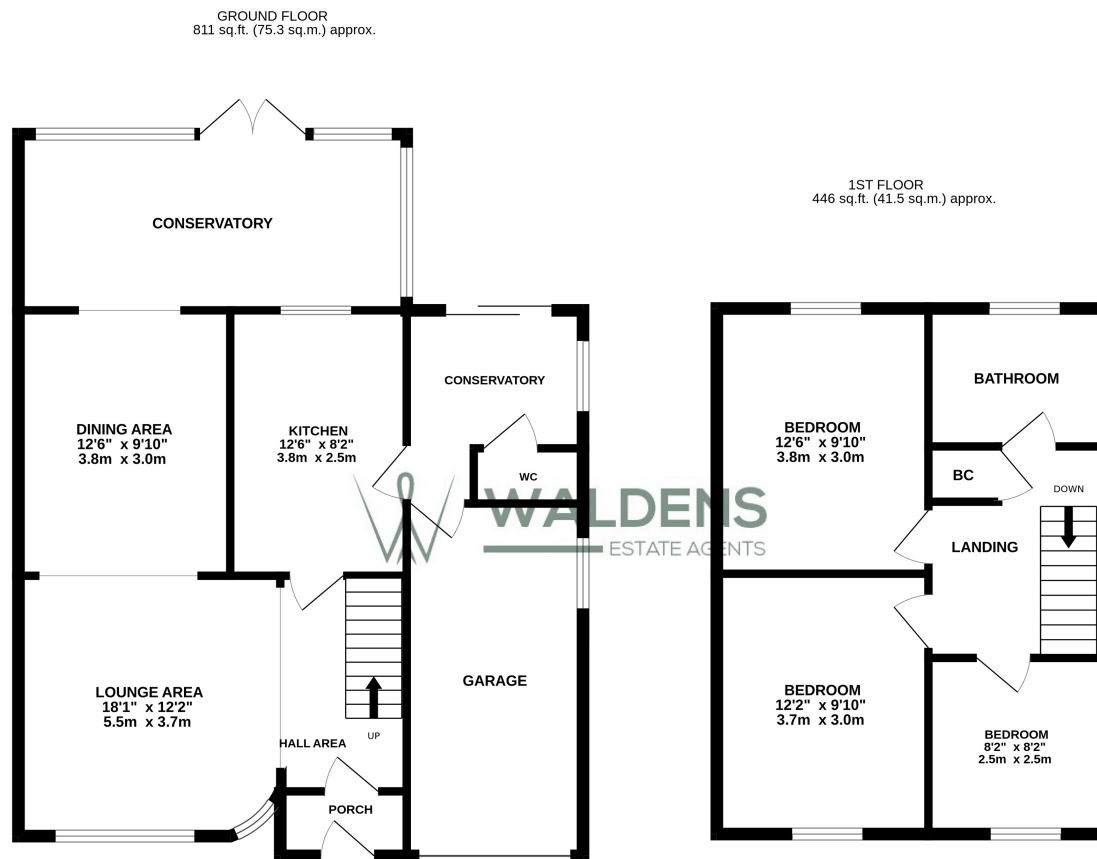


## Close to all amenities



Property is entered via the porch with further door leading into the lounge/diner. From the lounge stairs lead to the first floor. Lounge/diner is of a generous size with window to front aspect, the dining area is at the rear of the property which then leads into the conservatory. Conservatory is another spacious room with doors to rear garden. Kitchen is fitted with base and eye level units, built in fridge/freezer, cooker, plumbing for dishwasher. Side door leads to utility room which incorporates a W.C and wash hand basin. Worktop with cupboard and plumbing for washing machine. Doors lead from the utility to the garage and rear garden. On the first floor, landing with cupboard housing boiler. Two double bedrooms and one single bedroom. Bathroom fitted with bath with fitted shower and shower screen, W.C, vanity wash hand basin. On the outside the rear garden partly laid to paving with remainder laid to lawn and enclosed by wooden fencing. Front garden laid to paving with brick retaining wall. Garage with electric door.





TOTAL FLOOR AREA : 1257 sq.ft. (116.8 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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