



The Links, Kempston, Bedford MK42 7LD

WALDENS ESTATE AGENTS



The Links
Kempston
Bedford
MK42 7LD

£310,000

A well presented 3 bedroom semi detached property with off road parking located on 'The Links' within Kempston.

- 3 Bedroom Semi Detached House
- Separate Lounge & Dining Room
- Kitchen Leading Into The Conservatory
- Shower Room
- Off Road Parking
- Enclosed Rear Garden
- Gas Central Heating
- Double Glazed
- Garage/Workshop

- Council Tax Band C
- Energy Efficiency Rating C



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.



Positioned a short walk from Kempston day to day amenities is this well presented 3 bedroom semi detached property. Initially entering the property from the side, the entrance hall has a staircase rising to the first floor accommodation. Occupying the front of the ground floor is the formal lounge that has double windows and a feature fireplace. To the rear of the ground floor you will find a separate kitchen and dining area. Kitchen is well presented and offers a good amount of base and eye level storage cupboards and has space for the day to day appliances. The double glazed conservatory is bright and airy and can be accessed from the Kitchen and leads onto the rear garden. Ascending the first floor the landing gives access to all rooms. Shower room with double width shower cubicle, wash hand basin and low level WC.

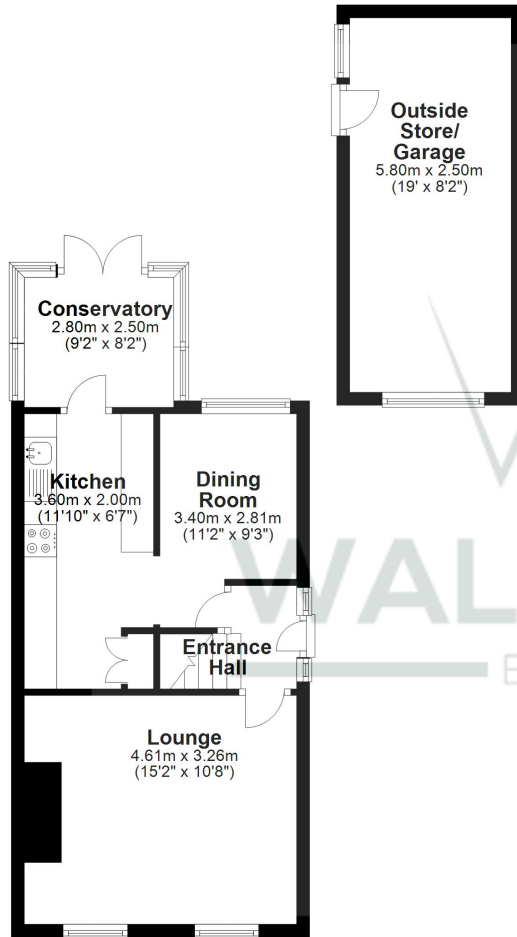
Outside the frontage is laid to to block paving to provide off road parking, boundary hedgerow conifers offering screening and privacy.

Rear garden has a gated side access, laid to lawn with a variety of flower shrub borders.

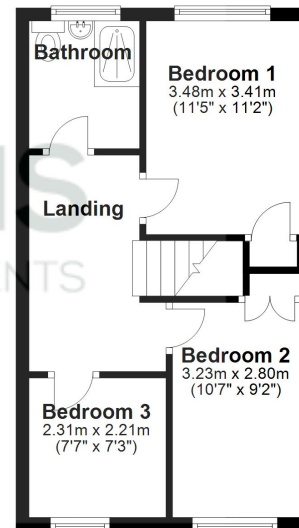
Garage/Workshop; Accessed via a personal side door.



Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility for any errors, omissions, or mis-statements is taken by the Author or Agents. This Plan is for illustration purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	71	
(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.

