



WALDENS
FOR SALE
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Beatrice Street, Kempston, Bedford MK42 8AF



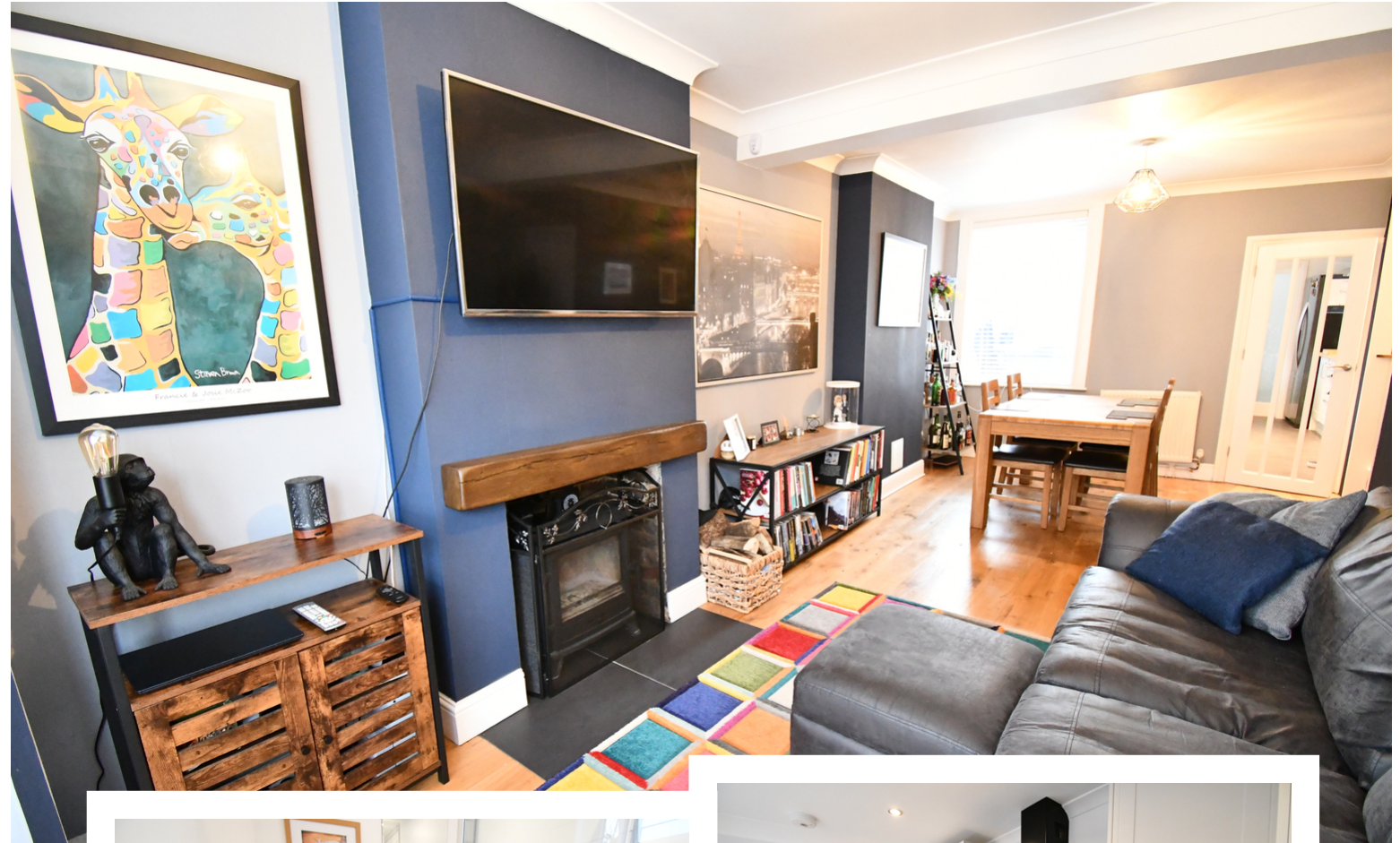
Beatrice Street
Kempston
Bedford
MK42 8AF

£275,000

Occupying a popular position near the Bedford/Kempston border, this period bay fronted semi detached home is conveniently placed nearby to Bedford Hospital and the amenities that both Bedford & Kempston have to offer.

- Period 2 Bedroom Semi-Detached Property
- Open Sitting/Dining Room With Bay Window
- Refitted Kitchen
- Downstairs WC
- First Floor Bathroom
- Beautifully Presented Throughout
- Enclosed Rear Garden with Side Access
- Gas Central Heating

- 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 charming and character filled semi-detached home in the heart of Kempston.

As you enter, you'll be welcomed by a cosy living room adorned with a working fireplace, setting the perfect ambiance for those winter evenings. The generous dining area seamlessly connects to a well-appointed kitchen that has been refitted by our clients. The kitchen is well equipped with a good amount of base and eye level storage units and has space for the day to day necessary appliances. A door leading into the rear garden. The kitchen further leads to a well appointed & versatile space that our client is currently using as a home office. Completing the downstairs accommodation is a beautiful refitted Wc & shower room.

Upon the first floor the accommodation comprises of 2 bedrooms and a bathroom. Bedroom 1 occupying the front and has a double window. Beautiful refitted bathroom suite with a P-shaped bath, concealed cistern low level WC and heated towel rail. Bedroom 2 is located at the rear of the property. Staircase rising to a loft room that offers versatile uses.

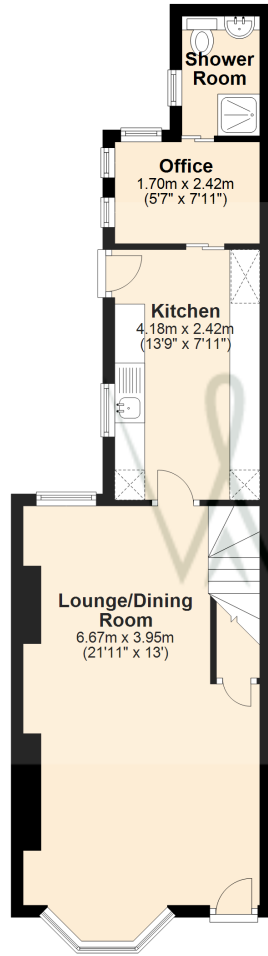
Outside the rear garden has a gated side access. Patio area & a covered/sheltered wooden constructed pergola to enjoy sunny evenings on. Further garden is laid to lawn with raised bed planters.

To the rear of the garden is a wooden shed with decking area.



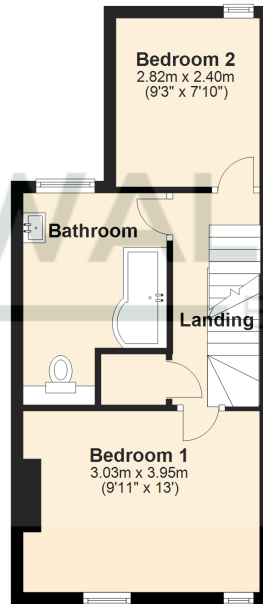
Ground Floor

Approx. 44.0 sq. metres (474.1 sq. feet)



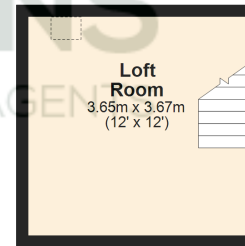
First Floor

Approx. 33.3 sq. metres (358.2 sq. feet)



Second Floor

Approx. 13.4 sq. metres (144.2 sq. feet)



Total area: approx. 90.7 sq. metres (976.6 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		83
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	