



Balliol Road, Kempston, Bedford, Bedfordshire MK42 7ER


WALDENS
ESTATE AGENTS

Balliol Road
Kempston
Bedford
Bedfordshire
MK42 7ER

£250,000

A much cared for family home which has now come to the market for sale. Having three generous bedrooms, downstairs cloakroom, delightful rear garden and a brand new bathroom suite. Slight modernisation would be required but with no upper chain.

- Three Bedroom Mid Terrace House
- Downstairs Cloakroom
- Separate Lounge
- Dining Area
- Kitchen
- Brand New Bathroom Suite
- Electric Wiring Updated
- Mature Rear Garden
- No Onward Chain
- Gas Central Heating

- Council Tax Band B
- Energy Efficiency Rating C



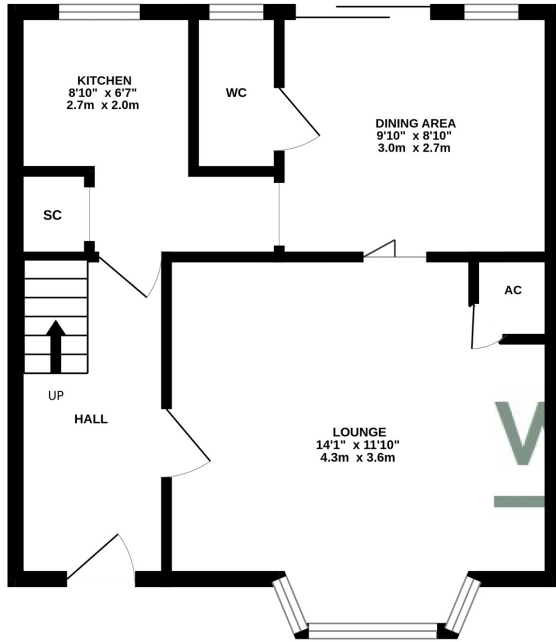
Within walking distance of amenities and Balliol Primary school.



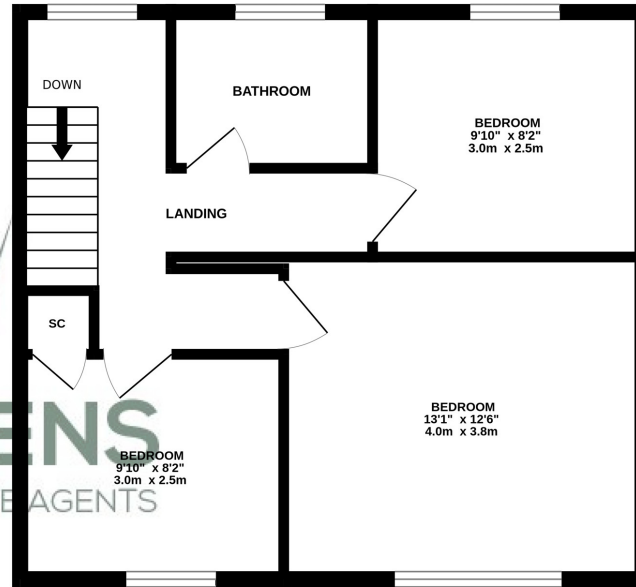
The property is entered via the established front garden with an abundance of flowers and shrubs. The hallway is light and airy with stairs to the first floor and doors to the lounge and kitchen. The lounge is set to the front of the property which is of a generous size. Bi-Fold door leads into the dining area, which has storage cupboards and a sliding patio door which leads out to the rear garden. There is a handy downstairs cloakroom off the dining room with low level WC and wash hand basin. The kitchen is compact but has space for fridge, plumbing for washing machine, sink and with cupboards. Please note there is also a cooker point. Upstairs you have three generous bedrooms and a new bathroom suite. Outside the rear garden has a patio area with steps down onto the lawned area. Either side of the garden you have a range of flower and shrubs. A storage cupboard is accessed from the garden. A gate leads you to the path that takes you to the front of the property. The front is enclosed by a brick boundary with shrubs and flowers.



GROUND FLOOR
421 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR
474 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 896 sq.ft. (83.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(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	