



31 The Elms, Kempston, Bedford MK42 7JW

WALDENS ESTATE AGENTS



31 The Elms
Kempston
Bedford
MK42 7JW

£270,000

Three bedroom semi detached house which requires slight modernisation has a sizeable lounge, kitchen/diner, bathroom, double glazed throughout with neatly presented rear garden and garage in nearby block.

- Three Bedroom Semi Detached Home
- Double Glazed & Gas Central Heating
- Separate Lounge
- Kitchen / Dining room
- Upstairs Bathroom
- Neatly Maintained Rear Garden
- Garage In Block

- Council Tax Band C
- Energy Efficiency Rating D



The Elms is set off Orchard Street and within walking distance to the Primary and Academy Schools. Small parade of shops including Post Office is within minutes walk. Located on the A6 side of Kempston so allows easy access for the A421/A428 and then onwards A1/M1.



Entering the property into the hall with stairs to first floor and door into the lounge. Two large double glazed windows make this room such a bright and airy room. The kitchen/diner is to the back with large double glazed window in the dining area overlooking the garden. The kitchen area is clean with storage cupboards and ample work surface. Gas Cooker (not tested) plumbing for washing machine and space for fridge/freezer. Handy under stairs storage cupboard. Upstairs you have three proportional bedrooms. Two with built in storage space. Bathroom has basin with vanity cupboard under. Low level wc and bath. Outside the garden is beautifully maintained with lawn and shrub borders. Fully enclosed with gate to front and gate to rear which allows access to the garage located in a small block.

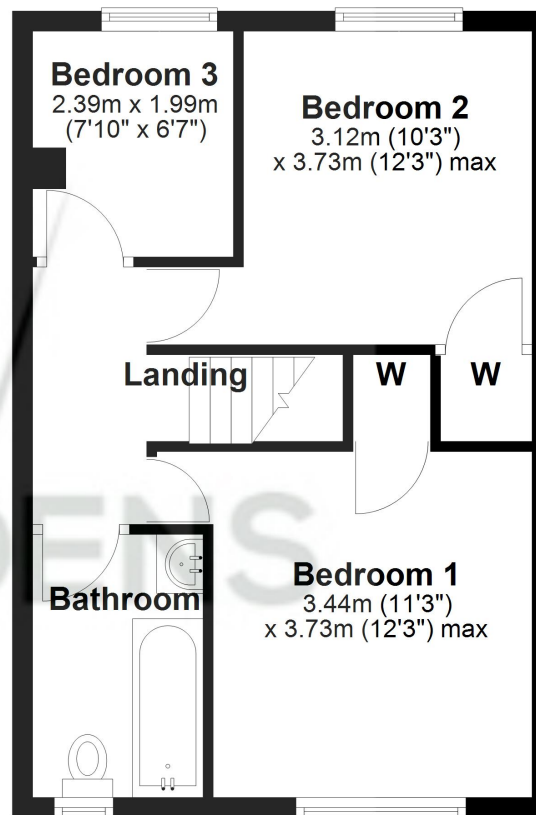
Please note that probate is going through at the moment



Ground Floor



First Floor



Total area: approx. 69.5 sq. metres (748.5 sq. feet)

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

