



Lilac Walk, Kempston, Bedford MK42 7PF



Lilac Walk
Kempston
Bedford
MK42 7PF

£245,000

Being offered for sale with no onward chain is this fantastic 3 Bedroom mid terrace property positioned a short walk from local schooling & amenities
****Click The Virtual Tour To See The Buyers Guide****

- 3 Bedroom Terraced House
- Open Plan Lounge/Dining Area
- Kitchen
- Bathroom
- Enclosed Rear Garden
- Garage To The Rear
- Located Close By To Amenities & Schools
- Double Glazed
- Gas Central Heating

- Council Tax Band B
- 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 & beyond. Other benefits include a short walk to shops & Bedford Hospital, local amenities including community centre & schooling.



Waldens are delighted to be chosen as the marketing agent to offer for sale this 3 bedroom mid terrace property located on Lilac Walk in Kempston. Entering the property the entrance hall is welcoming and has a staircase rising to the first floor accommodation. The door to your right then leads into the open Lounge/dining area that runs front to back and has patio doors leading into the rear garden. Kitchen is fully equipped with base and eye level storage and has space for the day to day necessary appliances with a door leading to the garden. Ascending the first floor the landing area has doors to all rooms. Bathroom is fitted with a white 3 piece suite.

Outside the frontage is laid to lawn & is positioned on a walkway.

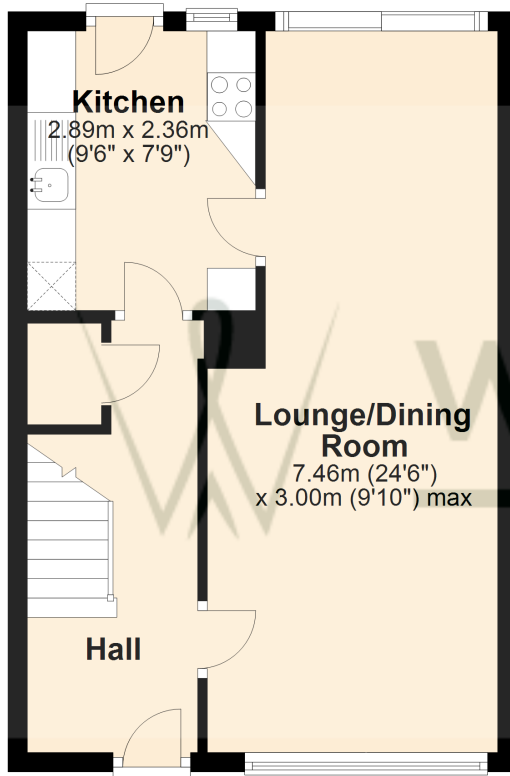
Rear garden is laid to lawn and has a patio area, enclosed by wooden fencing with a gated rear access.

Garage is located to the rear.



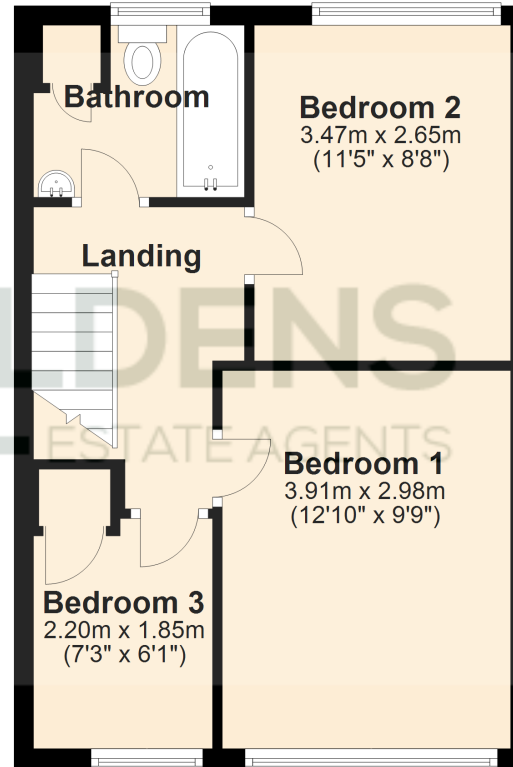
Ground Floor

Approx. 36.3 sq. metres (390.3 sq. feet)



First Floor

Approx. 36.9 sq. metres (396.7 sq. feet)



Total area: approx. 73.1 sq. metres (787.0 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		87
(81-91)	B		
(69-80)	C	74	
(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