



8 The Briars, Kempston, Bedford, Bedfordshire MK42 7RD



The Briars
Kempston
Bedford
Bedfordshire
MK42 7RD

£295,000

Well presented 2 Bedroom detached bungalow being offered for sale with no onward chain. Under floor heating. Open plan lounge, diner, kitchen. Modern shower room. Front, rear, side gardens. Garage and driveway.

- 2 Bedroom detached bungalow
- No onward chain
- UPVC Double glazed windows and doors
- Entrance hall
- Under floor heating
- Open plan living with lounge and dining and kitchen
- Modern shower room
- 2 Bedrooms
- Front & Rear & Side Gardens
- Garage & Driveway

- Council Tax Band D
- Energy Efficiency Rating E



Close to all amenities



Entering the property into the hallway with two storage cupboards, one housing the hot water cylinder. Doors accessing all rooms. Lounge/diner with windows to front & side aspect, wall mounted electric fire. Kitchen is located off the lounge and fitted with a range of units with built in oven and hob. Plumbing for washing machine. Window to front aspect and door leading to rear garden. Bedroom one has window to side aspect. Bedroom two has window to rear aspect and also UPVC door to rear garden. Shower room is a modern suite with shower cubicle, wash hand basin and W.C. On the outside the garden wraps around the property with a paved area for seating. Remainder of garden laid to lawn. Garage with driveway providing off road parking, plus door from the garage which leads into the rear garden.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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