



WALDENS  
FOR SALE

20

Cater Street, Kempston, Bedford, Bedfordshire MK42 8DR

WALDENS ESTATE AGENTS





Cater Street  
Kempston  
Bedford  
Bedfordshire  
MK42 8DR

GUIDE PRICE £260,000

Conveniently located within walking distance of all local amenities, this well-presented two double bedroom detached property is offered for sale with no onward chain. The accommodation comprises a cloakroom, lounge and kitchen, with an enclosed rear garden and one allocated parking space at the rear.

- 2 Double bedroom detached property
- No onward chain
- Entrance Hall
- Cloakroom
- Lounge
- Kitchen
- Bathroom
- Enclosed rear garden
- Parking at the rear

- Council Tax Band C
- Energy Efficiency Rating C

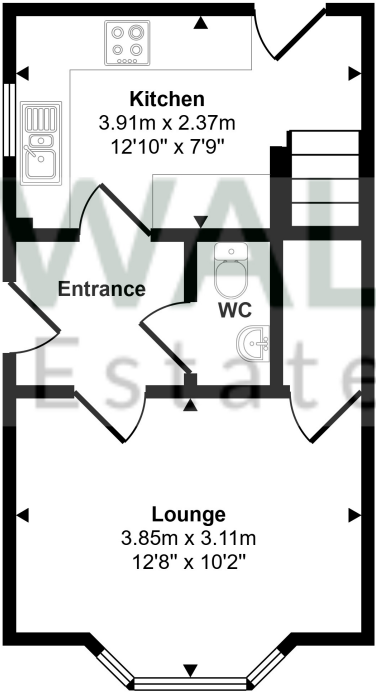


Close to local schools and shops, walking distance to Addison Howard Park. Close to bus routes.

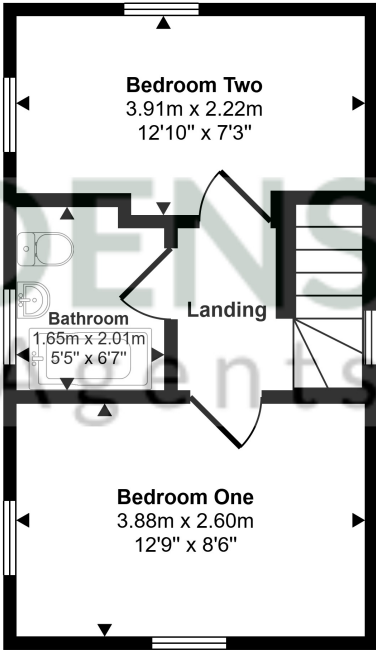
Entering through the main door, you are welcomed into the entrance hall with doors leading to the living areas. A cloakroom is fitted with a WC and wash hand basin. The lounge is situated at the front of the property and benefits from two windows and a large under-stairs storage cupboard. The kitchen is fitted with a range of units and includes a built-in oven and hob, a wall-mounted boiler, and space for an under-counter fridge and freezer. A door leads directly to the rear garden. Stairs rise to the first floor landing, providing access to the bedrooms and bathroom. Both bedrooms benefit from dual-aspect windows. The bathroom is fitted with a three-piece suite including a shower. Externally, the rear garden is laid to lawn and fully enclosed by brick walling. To the rear of the property is the allocated parking space.



Approx Gross Internal Area  
54 sq m / 586 sq ft



Ground Floor  
Approx 28 sq m / 297 sq ft



First Floor  
Approx 27 sq m / 290 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92+) <b>A</b>                              |         | 86                      |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 69      |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |



01234 856684 | [sales@waldens.co.uk](mailto:sales@waldens.co.uk) | [www.waldens.co.uk](http://www.waldens.co.uk) | 188-190 Bedford Road, Bedford, MK42 8BL

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.