



Hillgrounds Road, Kempston, Bedford, Bedfordshire MK42 8QP

WALDENS ESTATE AGENTS



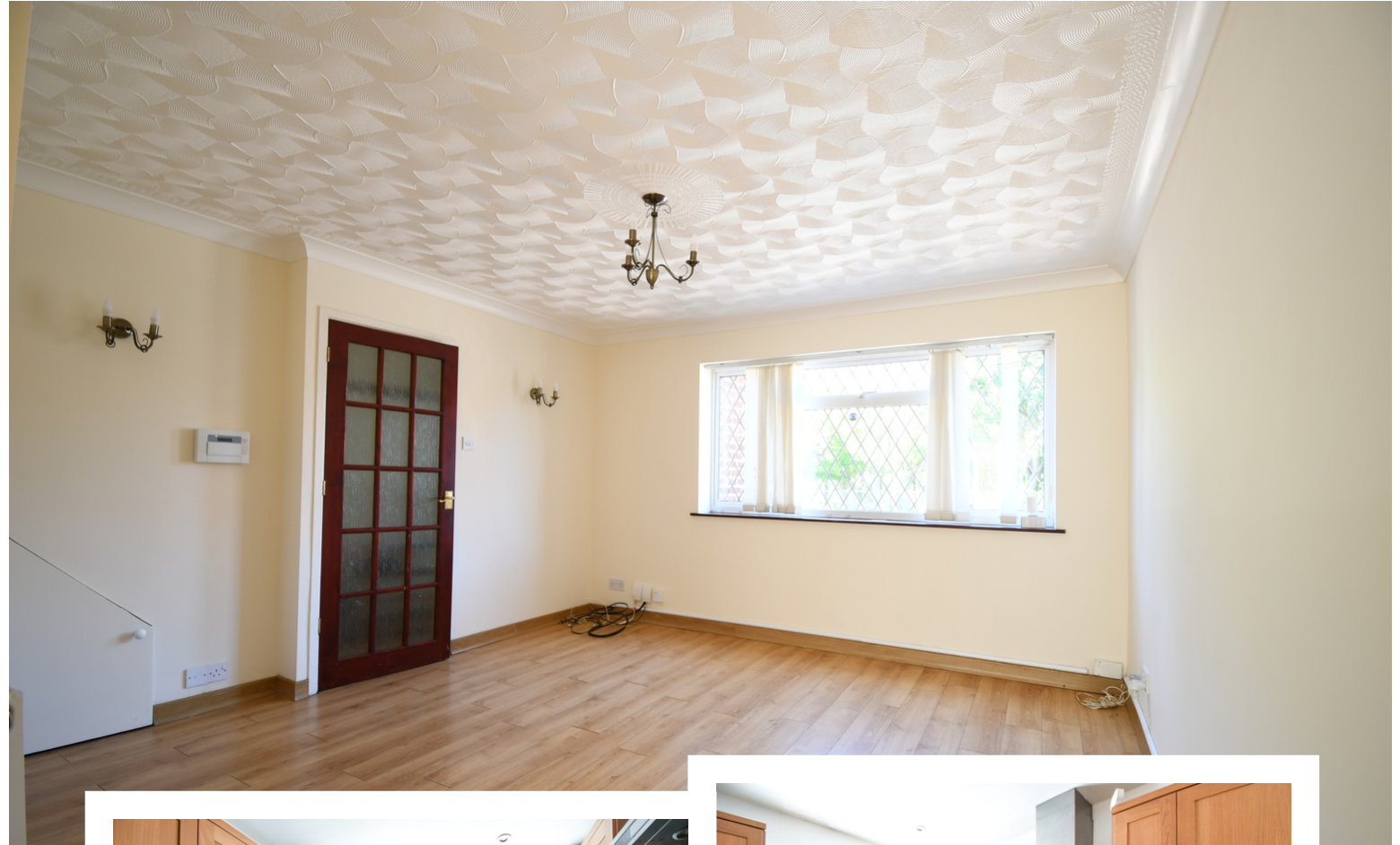
Hillgrounds Road
Kempston
Bedford
Bedfordshire
MK42 8QP

£290,000

Well presented 3 Bedroom end of terrace property situated in this popular location. Sold with no onward chain. Separate lounge and dining room, conservatory. Modern kitchen & bathroom. Driveway for two cars, garage in block.

- Well presented 3 Bedroom end of terraced property
- Double glazed & gas central heating
- Lounge
- Dining room
- Conservatory
- Kitchen
- 3 Bedrooms and bathroom
- Driveway providing off road parking
- Garage in block
- Close to local schools and amenities

- Council Tax Band B
- Energy Efficiency Rating C



Located in the heart in Kempston within walking distance of local amenities.



Entering the property into the hallway with stairs to first floor and door to lounge. Lounge with window to front aspect. Dining room with door to kitchen and bi-fold doors to conservatory. Kitchen with a range of units with built in oven and hob, plumbing for washing machine. Window to rear aspect. Conservatory which is a helpful addition to the property providing extra living space. On the first floor there are two double bedrooms and one single. Bathroom is fitted with a modern suite comprising of vanity wash hand basin, W.C, bath with shower screen and shower fitted. On the outside the rear garden is laid to lawn and enclosed by wooden fencing and with access to the garage from the rear garden. Side of the property is a storage area. Front garden laid to paving providing off road parking for two vehicles.





Ground Floor

1st Floor

Total approx floor area: 919.1 ft² (85.4 m²)
 Ground Floor: 532.1 ft² (49.4 m²)
 1st Floor: 387.0 ft² (36.0 m²)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	70	
(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.

