



Ditmas Avenue, Kempston, Bedford, Bedfordshire MK42 7DP

WALDENS ESTATE AGENTS





Ditmas Avenue  
Kempston  
Bedford  
Bedfordshire  
MK42 7DP

£285,000

Waldens have been instructed to sell this 3 Bedroom extended semi-detached property with no onward chain. The property will require some general modernization. Double glazed & gas central heating. Lounge, conservatory, kitchen, 3 Bedrooms & shower room. Driveway & gardens.

- 3 Bedroom extended semi-detached property
- No onward chain
- Lounge /Diner
- Conservatory
- Kitchen/ Breakfast Room
- Double glazed & gas central heating
- 3 Bedrooms & Shower Room
- Front & Rear gardens
- Driveway

- Council Tax Band C
- Energy Efficiency Rating D





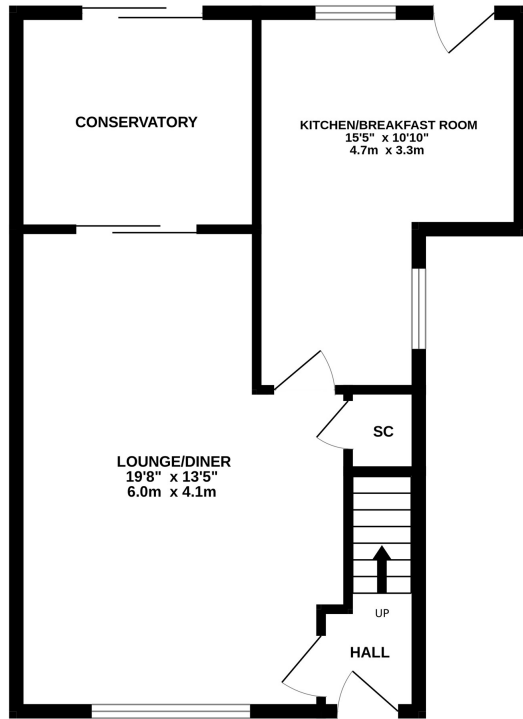
## Close to all amenities



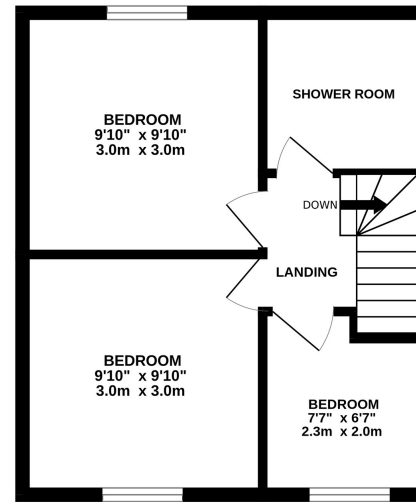
Entering the property into the hallway with stairs to first floor and door to living area. Lounge/diner with window to front aspect, cupboard housing boiler, sliding door to conservatory. Conservatory with doors to rear garden. Kitchen/breakfast room is accessed via the lounge diner and has a range of fitted units, space and plumbing for all white goods. Windows to side and rear aspect, door leading to rear garden. On the first floor are the 3 Bedrooms and shower room. Rear garden being of adequate size and with trees and shrubs. Enclosed by wooden fencing. Front garden laid to paving. driveway providing off road parking. Double gates leading to the side aspect which provides a storage area.



GROUND FLOOR  
509 sq.ft. (47.2 sq.m.) approx.



1ST FLOOR  
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 834 sq.ft. (77.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |   | Current | Potential               |
|---|---|---------|-------------------------|
| Very energy efficient - lower running costs |   |         |                         |
| (92+)                                       | A |         | 84                      |
| (81-91)                                     | B |         |                         |
| (69-80)                                     | C |         | 64                      |
| (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 |

01234 856684 | sales@waldens.co.uk | 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.

