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Beatrice Street, Kempston, Bedford, Bedfordshire MK42 8AF



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GUIDE PRICE £250,000

3 Bedroom Victorian terrace for sale close to Bedford town Centre. With 2 Reception rooms, 3 Bedrooms on the first floor with a downstairs bathroom. Good sized rear garden.

- 3 Bedroom terraced property
- Double glazed windows
- Lounge
- Dining Room
- Kitchen
- Downstairs bathroom
- Front & Rear gardens

- Council Tax Band B
- Energy Efficiency Rating E



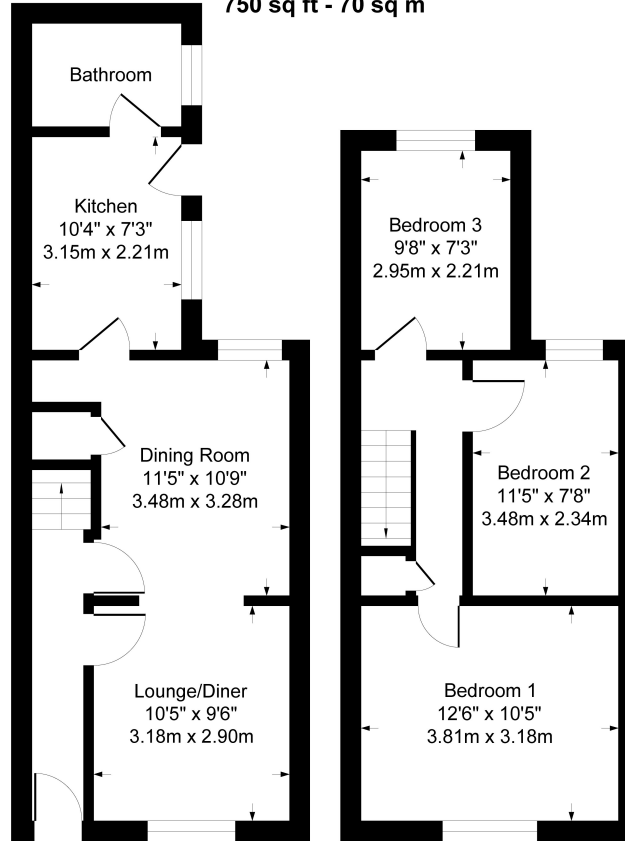
Close to Bedford town centre



Entrance door leads you into the hall with stairs to the first floor and doors to living areas. Lounge is at the front with window to front aspect. Bi-fold door divides the lounge from the dining room which has door leading to rear garden and door to kitchen. Kitchen fitted with a range of base and eye level units, space for cooker and fridge, window to side aspect. Bathroom fitted with 3 piece suite with fitted shower, window to side aspect. On the first floor there are three bedrooms. On the outside the rear garden partly laid to paving with a small decking area, garden is enclosed by wooden fencing and brick walling. Front garden with brick retaining wall.



Approximate Gross Internal Area
750 sq ft - 70 sq m



Ground Floor

First Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate. This floorplan is for illustrative purposes only and not to scale. Measured in accordance with RICS Standards.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(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	