




WALDENS
FOR SALE
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Margetts Road, Kempston, Bedford MK42 8DU



Margetts Road
Kempston
Bedford
MK42 8DU

£285,000

A wonderful opportunity to purchase this much cared for two double bedroom bungalow on Margetts Road in Kempston. Set back from the road which allows ample parking. Immaculate kitchen, refitted shower room, conservatory and a good sized lean to which runs the whole length of the property. Private rear garden. No onward chain.

- Semi Detached Bungalow
- Immaculate Condition
- Two Double Bedrooms
- Conservatory
- Nicely Fitted Kitchen
- Private Garden
- Ample Parking
- Secure Oak Gates
- No Onward Chain

- Council Tax Band C
- Energy Efficiency Rating D



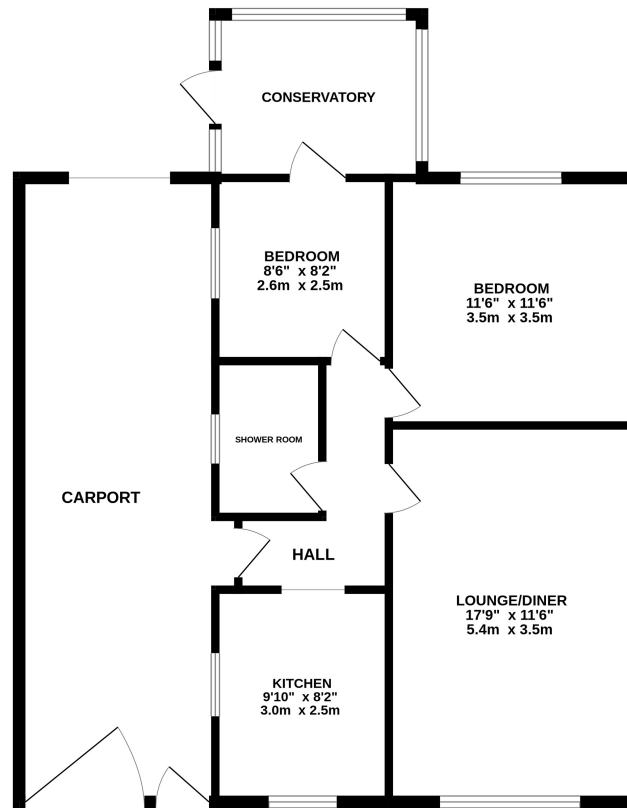
Margetts Road is set in the heart of Kempston, within walking distance to local shops, restaurants, dentist and doctors and giving easy access to the A6 and A421.



Set back from the road we have for sale this truly immaculate home. Entering the property is via two solid oak gates which lead into a covered lean to. The main entrance door then takes you into the L shaped hallway. The kitchen is to the front and has array of cupboards and work space. Comes with built in oven and hob. Space for washing machine and fridge/freezer. The lounge diner is also to the front and is of a generous size. To the back of the bungalow you have two double bedrooms. The main bedroom overlooks the rear garden and comes with fitted furniture. The other double bedroom has a window to side and a door which leads into a large conservatory. The conservatory is UPVC constructed and gives access to the rear garden. The shower room has been refitted and comprises, double sized shower, wash hand basin, low level WC. The rear garden is enclosed by fence boundary and is mainly laid to lawn. The lean to runs front to back and has many options for usage. The front has ample parking with brick boundary wall.



GROUND FLOOR
917 sq.ft. (85.2 sq.m.) approx.



TOTAL FLOOR AREA: 917 sq.ft. (85.2 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		91
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(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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