



WALDENS
FOR SALE

32

Hebbes Close, Kempston, Bedford MK42 7FQ



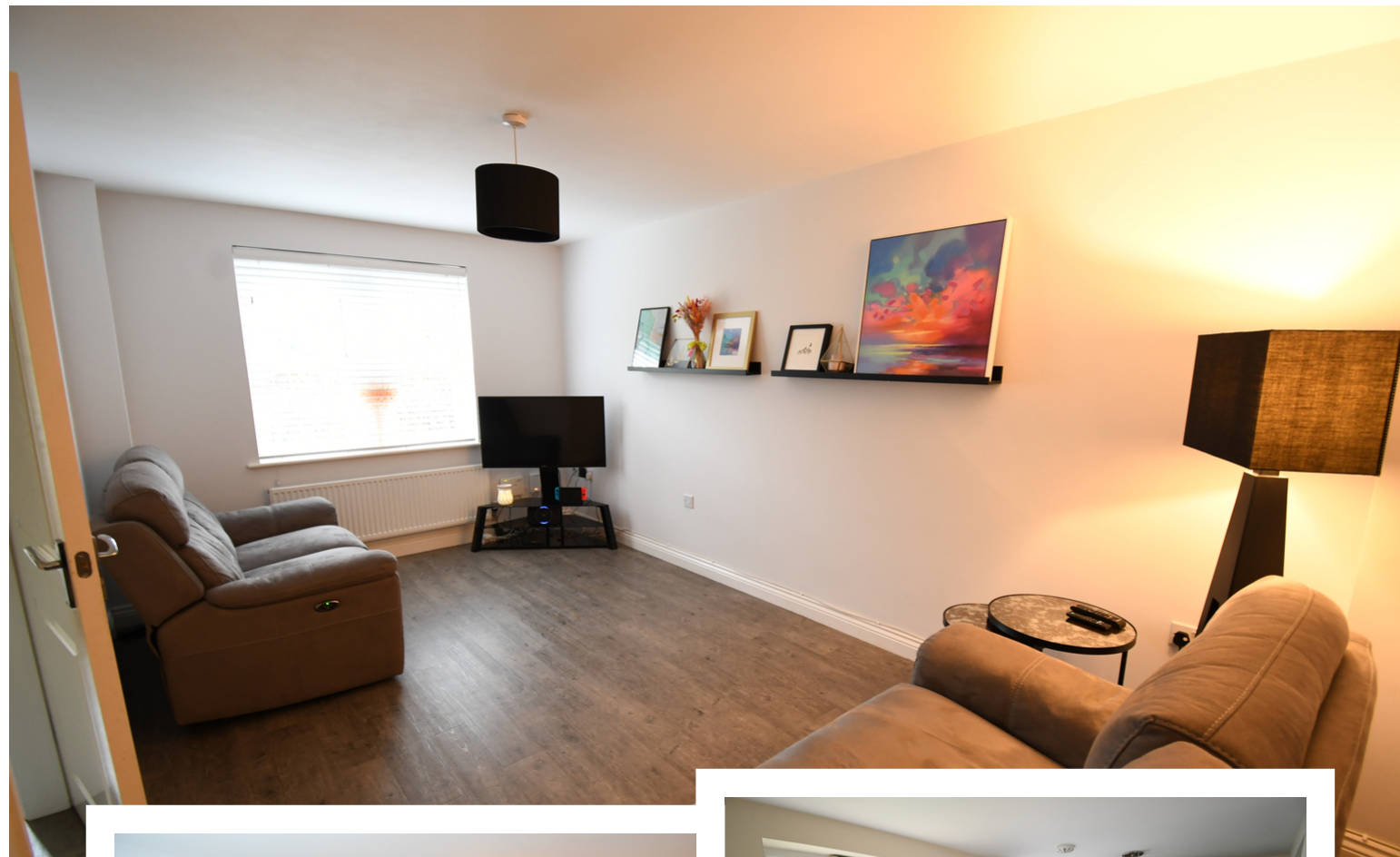
Hebbes Close
Kempston
Bedford
MK42 7FQ

£284,000

On the fringes of Kempston & situated on a no through road bordering fields is this modern & stylish 3 Bedroom terrace home **Click The Virtual Tour To See Our Buyers Guide**

- Click The Virtual Tour To See The Buyers Guide
- 3 Bedroom Terrace House
- En Suite To Main Bedroom
- Parking Allocated
- Downstairs Cloakroom
- Kitchen / Diner
- Separate Lounge
- Gas Central Heating
- Constructed in 2013
- Enclosed Rear Garden With Gated Access

- Council Tax Band C
- Energy Efficiency Rating C



Kempston is a popular small town attached to Bedford, just two miles separates the two town centres, and which is wholly self-sufficient in terms of local shopping, schooling and recreation. The town is well located to take advantage of the A421 southern bypass that links the M1 at Junction 13 with the A1 at the Black Cat roundabout. Bedford's mainline railway station offers fast and frequent services to the capital and beyond.



With field side walks just a short distance away is this well presented 3 bedroom terrace home that Waldens are delighted to receive instructions to present for sale.

Entering the property there is a welcoming entrance hall with staircase leading to the first floor accommodation, the property benefits from a downstairs WC, panelled doors leading to both the formal lounge that is situated to the front of the property and the open plan kitchen/diner spanning the width of the rear of the downstairs accommodation. The kitchen is fully fitted with base and eye level units and worksurfaces over, inset sink unit, fitted electric oven and gas hob, space for both fridge/freezer and washing machine. The dining end of the room has French patio doors to enjoy the garden views.

Heading upstairs the landing leads to all bedrooms and the bathroom also having a built in over stair storage cupboard.

The main bedroom to the front benefits from an en suite shower room and fitted wardrobe, bedroom 2 is also of a generous size while bedroom 3 would make an ideal home office or nursery.

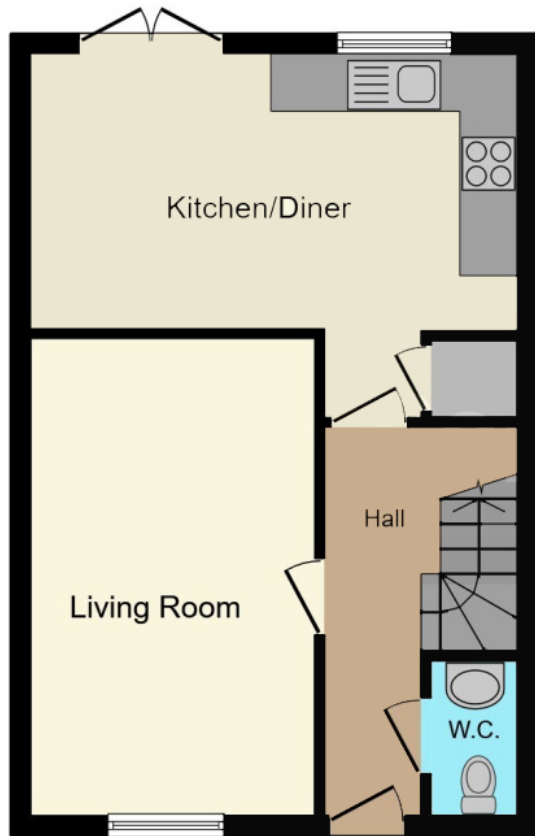
Main bathroom has a fitted white 3 piece suite and a skylight window.

On the outside the rear garden is fully enclosed and has gated rear access, fully enclosed by wooden fencing and laid to lawn, 2 allocated parking spaces to the rear.

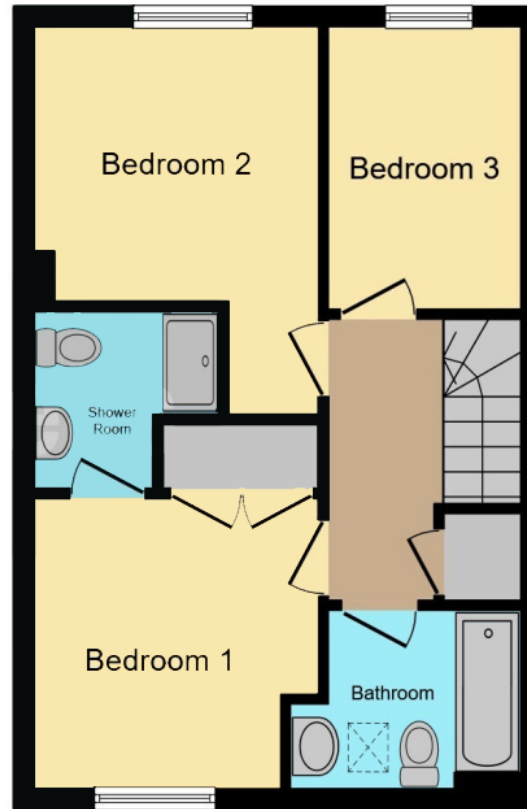
Lounge - 16'3 x 9'8, Kitchen/Diner - 16'7 x 12'7, Bed 1 - 9'10 x 9'10, Bed 2 - 14'2 Max x 9'10, Bed 3 - 9'9 x 6'5.

Please note there in annual maintenance charge - Most recent from 1st Jan 2023 - 31st Dec 2023 is £169.21





Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		90
(81-91)	B		
(69-80)	C	78	
(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

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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