



Margetts Road, Kempston, Bedford MK42 8DT

WALDENS ESTATE AGENTS





Margetts Road  
Kempston  
Bedford  
MK42 8DT

Offers in Excess of £255,000

Waldens are pleased to bring to the market this well-presented three-bedroom home, offering two reception rooms, a downstairs bathroom, and an upstairs shower room. The property is being sold with no onward chain.

- Well presented 3 Bedroom terraced property
- No onward chain
- Lounge & Separate Dining Room
- Kitchen
- Upstairs Shower Room
- Downstairs Bathroom
- Enclosed Court Yard

- Council Tax Band B
- Energy Efficiency Rating C





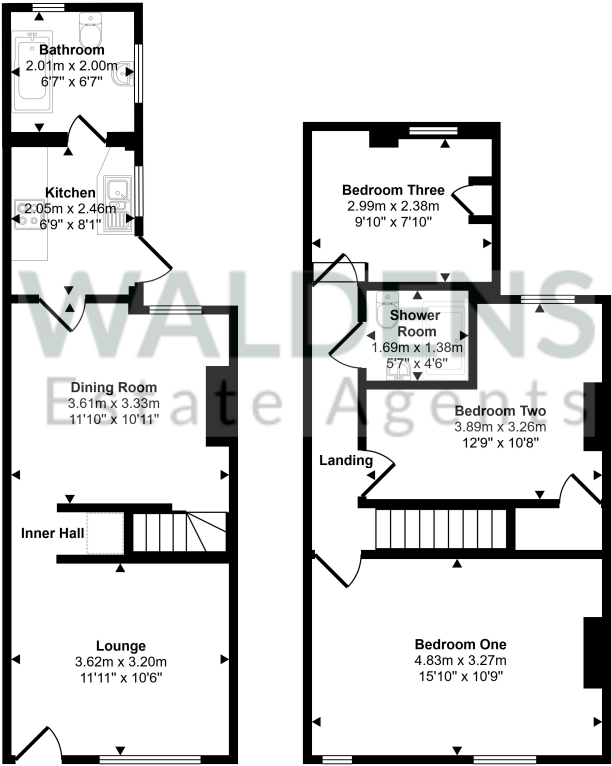
Margetts Road is perfect location for commuters with easy access to the main A roads and the M1. Walking distance of schools and shops. Bedford Hospital and Station can be walked or a regular bus route will take you into town.



Entering the property directly into a lounge with a window to the front aspect. An inner hallway with handy storage space leads to the dining room, with window to rear, stairs to the first floor and a door through to the kitchen. The kitchen is fitted with a range of units and includes space and plumbing for a washing machine. A three-piece bathroom is conveniently located on the ground floor. Upstairs, the property offers three well-proportioned bedrooms along with a separate shower room. Externally, there is an enclosed courtyard garden with gated access to the front of the property



Approx Gross Internal Area  
81 sq m / 874 sq ft



Ground Floor  
Approx 37 sq m / 395 sq ft

First Floor  
Approx 45 sq m / 479 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		84
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.