



Farrer Street, Kempston, Bedford, Bedfordshire MK42 8JH



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Kempston
Bedford
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£305,000

This loved 3 Bedroom semi detached home that has been in the family for over 50 years is coming to the market for sale. Offering ample living space that comes on offer with the lounge and separate dining room. Kitchen/breakfast room, cloakroom and utility room. Off road parking with carport and garage.

- Well presented 3 Bedroom bay fronted semi-detached property
- Secondary double glazed windows and gas radiator heating
- Lounge
- dining room
- Conservatory
- Kitchen/breakfast room
- Utility room and cloakroom
- 3 Bedrooms and family bathroom
- Driveway, garage, carport
- Front & Rear gardens

- Council Tax Band D
- Energy Efficiency Rating D

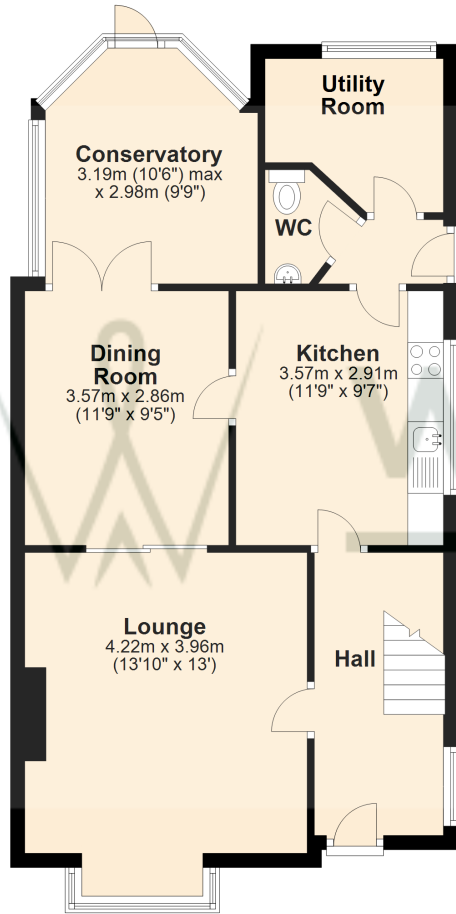


Entering the property into the entrance hall with stairs to first floor and doors to all living areas. Lounge with window to front aspect and door leading to dining room. Dining room with french doors leading to conservatory, panelled door kitchen. Conservatory with french doors leading to rear garden. Kitchen fitted with a range of fitted units with built in fridge and freezer, space for cooker, seating area with table and chairs. Floor mounted boiler, Window to side aspect. Door leading to rear lobby which has a door to side aspect, doors to utility room and cloakroom. Cloakroom fitted with W.C and wash hand basin. Utility room with plumbing for washing machine with worktop over. Window to rear aspect. On the first floor the main bedroom has full length built in wardrobes. Bedroom two is a double bedroom and the third bedroom a single. Bathroom fitted with 3 piece suite with built in cupboard housing the hot water cylinder. On the outside the rear garden is mainly laid to lawn and enclosed by hedging and wooden fencing and measuring 40ft in length by 20ft Width. Front garden with small lawned area and remainder laid to paving providing off road parking. Double gates at the side of the property lead to a carport. Garage.



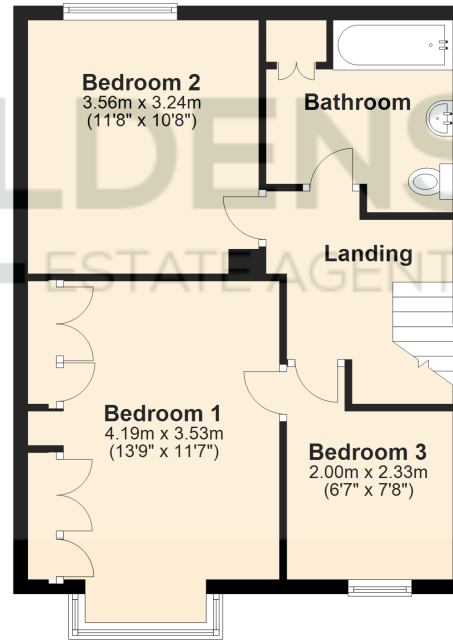
Ground Floor

Approx. 62.6 sq. metres (674.3 sq. feet)



First Floor

Approx. 46.8 sq. metres (504.3 sq. feet)



Total area: approx. 109.5 sq. metres (1178.5 sq. feet)

This floor plan is for illustrative purposes only. The total size does not include outbuildings and is an approximate. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		56
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	