



Spruce Walk, Kempston, Bedford, Bedfordshire MK42 7RQ

WALDENS ESTATE AGENTS



Spruce Walk
Kempston
Bedford
Bedfordshire
MK42 7RQ

£260,000

Waldens are pleased to bring to the market this semi-detached property set along this tree lined pedestrian walkway with no upper chain. Offering lounge/diner, kitchen, 3 bedrooms and bathroom. Garage at the rear of the property.

- 3 Bedroom semi-detached property
- Double glazed & gas central heating
- Entrance porch
- Lounge/diner
- Kitchen
- 3 Bedrooms and bathroom on the first floor
- Front & Rear gardens
- Garage

- Council Tax Band C
- Energy Efficiency Rating D



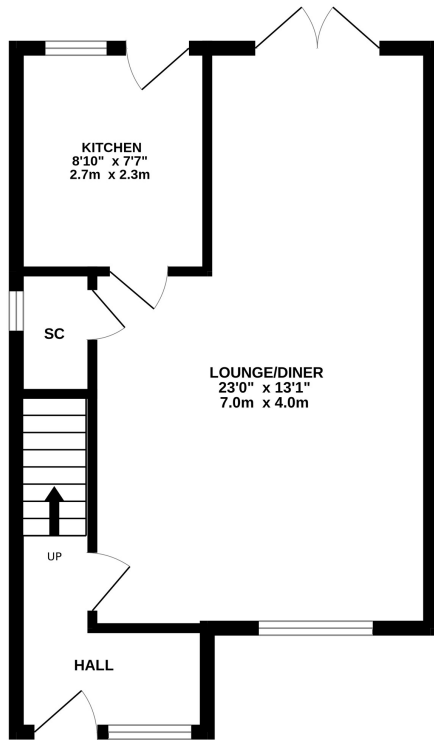
Close to local amenities

Entering the property into the entrance hall with stairs to first floor. Lounge/diner, with the lounge area with window to front aspect and fireplace. Dining area with French doors to rear garden. Kitchen has a range of units with space for cooker and fridge, plumbing for washing machine. Door to rear garden. The first floor landing has airing cupboard housing boiler. Three bedrooms and a 3 Piece bathroom suite. On the outside the front garden is all laid to paving. Rear garden laid to paving and stones and enclosed by wooden fencing. Garage which is at the rear of the property and offset to the property to the left.

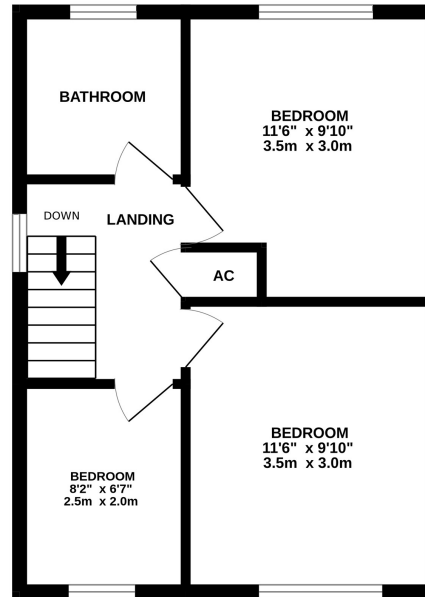
Agents note: Please note there is one small window which is located in the under stairs cupboard that is not double glazed. Also there is no radiator in bedroom 3. The property is set on walkway with no vehicle access to the front.



GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA: 787 sq.ft. (73.1 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		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	57	
(21-38)	F		
(1-20)	G		
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.

