



9 Fowler Close, Kempston, Bedford MK42 8RJ


WALDENS
ESTATE AGENTS

9 Fowler Close
Kempston
Bedford
MK42 8RJ

GUIDE PRICE £280,000

2 Bedroom Detached bungalow with no upward chain complications. Sought after location. Gas radiator central heating. Double glazed throughout. Conservatory. Garage. Built in wardrobes to both bedrooms. Close to Kempston's all round facilities and riverside walks.

- 2 Bedroom Detached Bungalow
- No upward chain complications
- Popular Residential Estate
- Gas radiator central heating
- Double glazed throughout
- Double glazed UPVC conservatory
- Fitted appliance to kitchen
- Built in wardrobes to bedrooms
- Enclosed rear garden
- Garage and parking

- Council Tax Band D
- Energy Efficiency Rating D



NO UPWARD CHAIN COMPLICATIONS.



We are delighted to receive instructions to offer for sale this well presented 2 bedroom detached bungalow located within this popular residential estate. The property is ideally located with close access to Kempston's all round facilities and riverside walks. In addition to this the property benefits from gas radiator central heating, double glazing throughout, fitted kitchen with appliance's, double glazed conservatory, built in wardrobes to both bedrooms and bathroom with fitted double shower cubicle, pedestal wash hand basin and low level toilet.

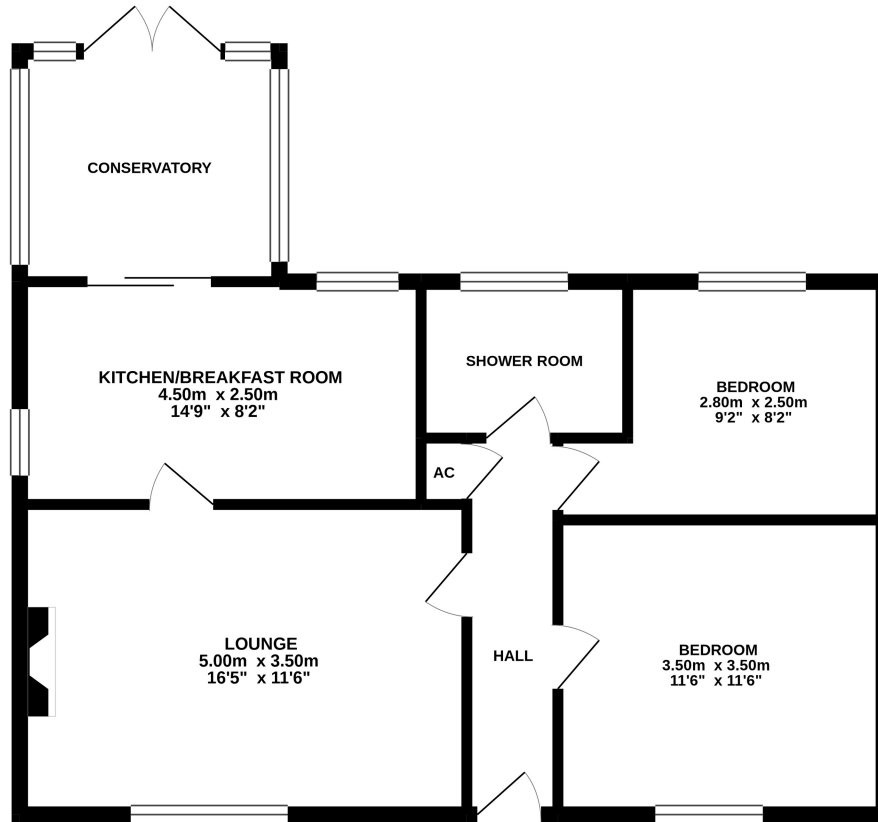
On the outside there is an open plan front garden laid to lawn with parking and detached garage incorporating fitted work bench to the rear and storage to the eaves. The gated access to the side leads to the rear garden.

The rear garden is enclosed for privacy with a well stocked mature garden with a variety of bushes and shrubs and neatly maintained lawn area. We understand the garden feature and seating area are to remain. There is also a gated access which leads to the riverside walks.

There are no upward chain complications with this property.



GROUND FLOOR
62.5 sq.m. (672 sq.ft.) approx.



TOTAL FLOOR AREA : 62.5 sq.m. (672 sq.ft.) 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 to 100)	A		
(81 to 91)	B		83
(69 to 80)	C		
(55 to 68)	D	56	
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

01234 856684 | sales@waldens.co.uk | www.waldens.co.uk | 188-190 Bedford Road, Bedford, MK42 8BL

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