



67 Eaton Road, Kempston, Bedford, Bedfordshire MK42 7RX



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Bedford
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£264,995

Well presented 2 bedroom bungalow. Excellent decorative order. Gas Rad Central heating. Fitted kitchen with appliances. Double Glazed throughout. Conservatory. Off road parking. Good size rear garden.

- Well maintained 2 bedroom bungalow
- Gas central heating via radiators
- Double glazed throughout
- Double glazed UPVC conservatory
- Fitted kitchen
- Re fitted bathroom suite
- Adjoining separate out building
- Off road parking for numerous vehicles
- Good size well maintained gardens

- Council Tax Band B
- Energy Efficiency Rating D



WELL PRESENTED PROPERTY

Internal viewing recommended of this well presented bungalow located in an established residential road of Kempston.. The property has been well maintained by the present owner together with well maintained gardens.

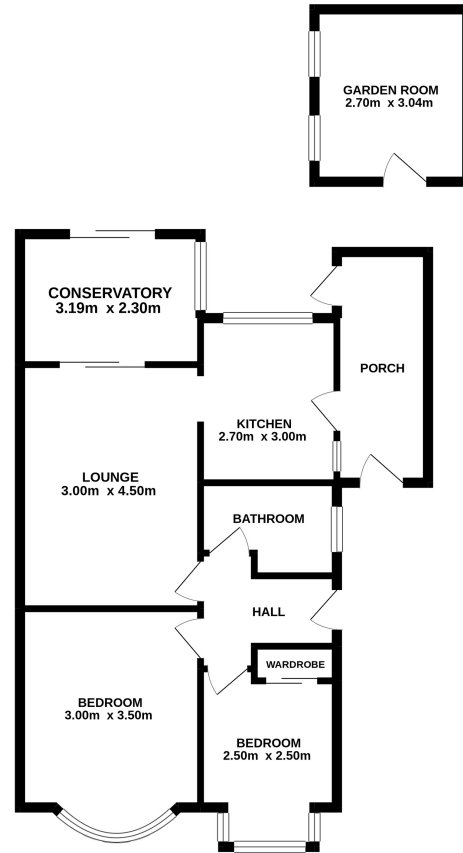
There is an entrance hall, lounge with door leading to a conservatory, kitchen with fitted appliances, 2 bedrooms one with built in wardrobes, and refitted family bathroom.

To the front of the property there is ample off road parking with pathway leading to a fully enclosed side entrance way with further door beyond leading to an attached building which offers a variety of uses.

The rear garden is of good size and enclosed by fencing being laid mainly to lawn and patio area.



GROUND FLOOR
69.6 sq.m. approx.



TOTAL FLOOR AREA : 69.6 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 to 100)	A		91
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D	66	
(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	

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