



Hillgrounds Road, Kempston, Bedford MK42 8QQ



Hillgrounds Road
Kempston
Bedford
MK42 8QQ

£285,000

Well presented three bedroom semi-detached property that is close to all amenities that is being sold with no onward chain. Lounge, separate kitchen diner. Property benefits of having two garages at the rear and the potential to add parking at the front.

- Well presented 3 Bedroom semi detached property
- UPVC Double Glazed Windows & Gas Radiator Central Heating
- Lounge
- Kitchen diner
- 3 Bedrooms and bathroom
- Front & Rear gardens
- Two garages

- Council Tax Band C
- Energy Efficiency Rating C



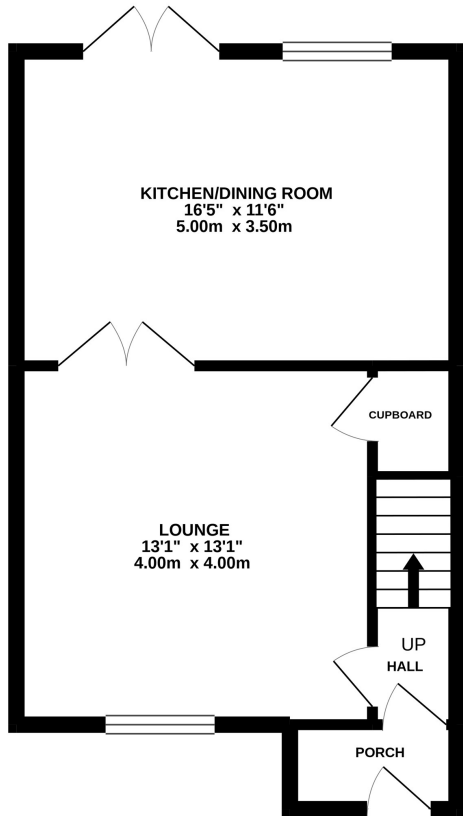
Situated close to all amenities



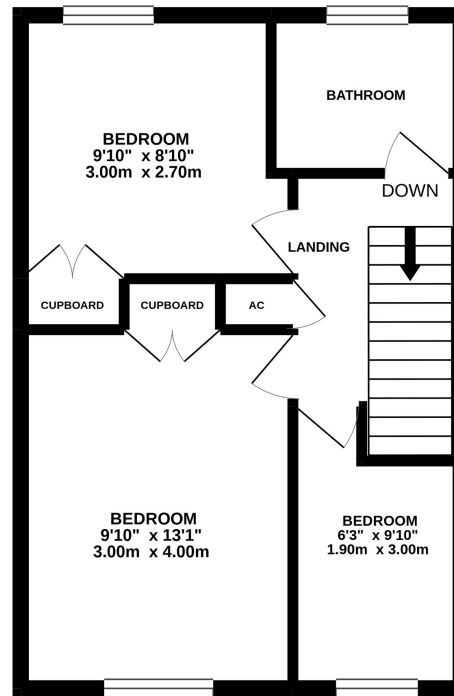
Main door leads you into the entrance hall with stairs to first door and door to lounge. Lounge with window to front aspect and double doors leading to kitchen diner. Kitchen fitted with a range of units with built in oven and hob, space for fridge. Dining area with doors leading to the rear garden. On the first floor. Bedrooms one and two are both doubles. Bedroom three being a single. Bathroom fitted with a three piece suite with shower. On the outside the rear garden has one of the garages incorporated within rear garden. Gated rear access which leads to the second garage which is located in a small block of other garages. Front garden laid to hard standing which could be used for off road parking subject to the usual planning consents.



GROUND FLOOR
405 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR
387 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 792 sq.ft. (73.6 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+)	A		
(81-91)	B		86
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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