



Littledale Street, Kempston, Bedford MK42 8PH

WALDENS ESTATE AGENTS



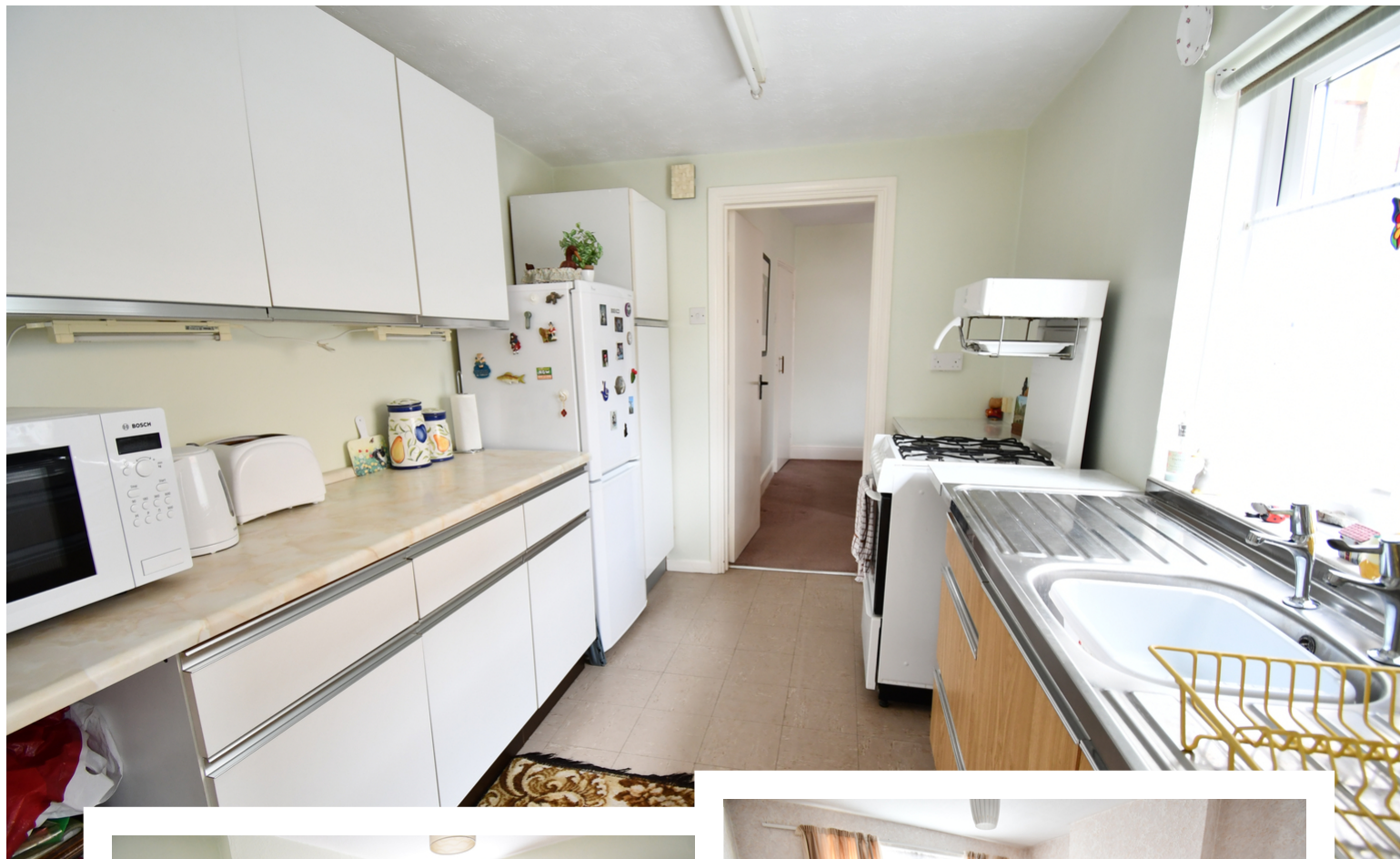
Littledale Street
Kempston
Bedford
MK42 8PH

£230,000

Retaining character and charm in abundance & dating back to 1898 is 'Lincoln Cottages' on Littledale Street, Kempston. This 3 bedroom semi detached property does require modernisation & updating.

- Period 3 Bedroom Semi Detached Property
- Requiring Modernisation Throughout
- Separate Lounge And Dining Area
- Kitchen
- Downstairs Bathroom With Separate WC
- Rear Lobby
- Double Glazed
- No Onward Chain
- Enclosed Garden With Gated Side Access

- Council Tax Band B
- Energy Efficiency Rating E



Centrally positioned within the popular location of Kempston which offers a variety of local amenities. Whilst a short drive away is the Bedford Interchange Retail park that offers a good array of outlet shops.



Located a short distance from Kempston's day to day local amenities is this charming 3 bedroom semi detached property on Littledale Street. Entering the property which is set traditionally over 2 floors. The entrance hall has doors to both reception rooms and stairs rising to the first floor accommodation. Occupying the front of the ground floor is the formal lounge. The dining area has a window overlooking the rear garden and leads into the kitchen. Kitchen has space for all the day to day necessary appliances, well equipped with base and eye level units and has worksurfaces flowing throughout. Beyond the kitchen the rear lobby gives access to the rear garden and also has plumbing for a washing machine. To the rear of the ground floor is a bathroom with separate WC,

Upon the first floor the landing gives access to all 3 bedrooms. Bedroom 1 is located at the front of the property and has double windows to the front elevation, bedroom 2 is of a generous size and has a window to the rear, the 3rd bedroom is located to the rear of the first floor.

Outside the rear garden is enclosed and accessed via a shared passage side gate. Predominantly laid to lawn with flower/shrub borders.

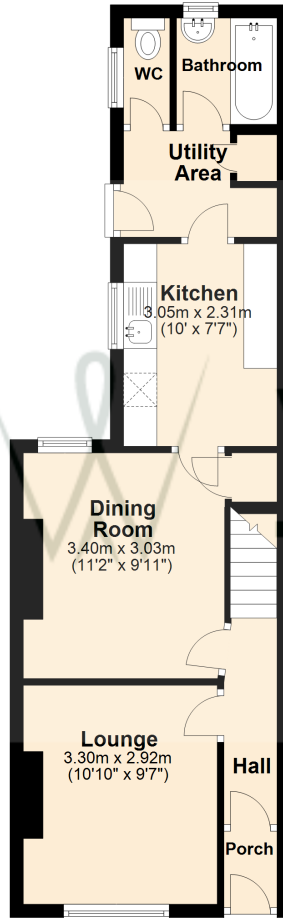
Frontage has a brick retaining wall and pathway leading to the front door.

Please Note - The property has night storage heaters and gas fires however there is no Gas central heating system currently installed.



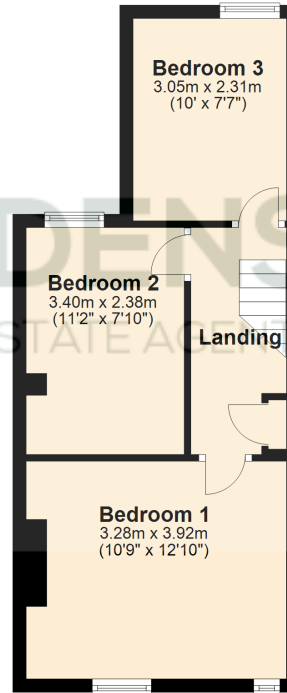
Ground Floor

Approx. 41.4 sq. metres (445.5 sq. feet)



First Floor

Approx. 33.9 sq. metres (364.7 sq. feet)



Total area: approx. 75.3 sq. metres (810.2 sq. feet)

This floor plan is for illustrative purposes only. The total size does include outbuildings and is an approximate.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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

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.

