WALDENS ESTATE AGENTS

The Links
Kempston
Bedford
Bedfordshire
MK42 7JS

£295,000

An immaculate extended three bedroom end of terrace property. Benefiting from a beautiful kitchen with utility area. Separate lounge. Breakfast/dining area. White bathroom suite. Garage.

• Well presented 3 Bedroom extended end of terrace property

• Double glazed & gas central heating

• Large entrance porch

• Lounge

• Modern kitchen/diner

• Utility room

• 3 Bedrooms and bathroom on the first floor

• Garage at the rear in block

- Council Tax Band B
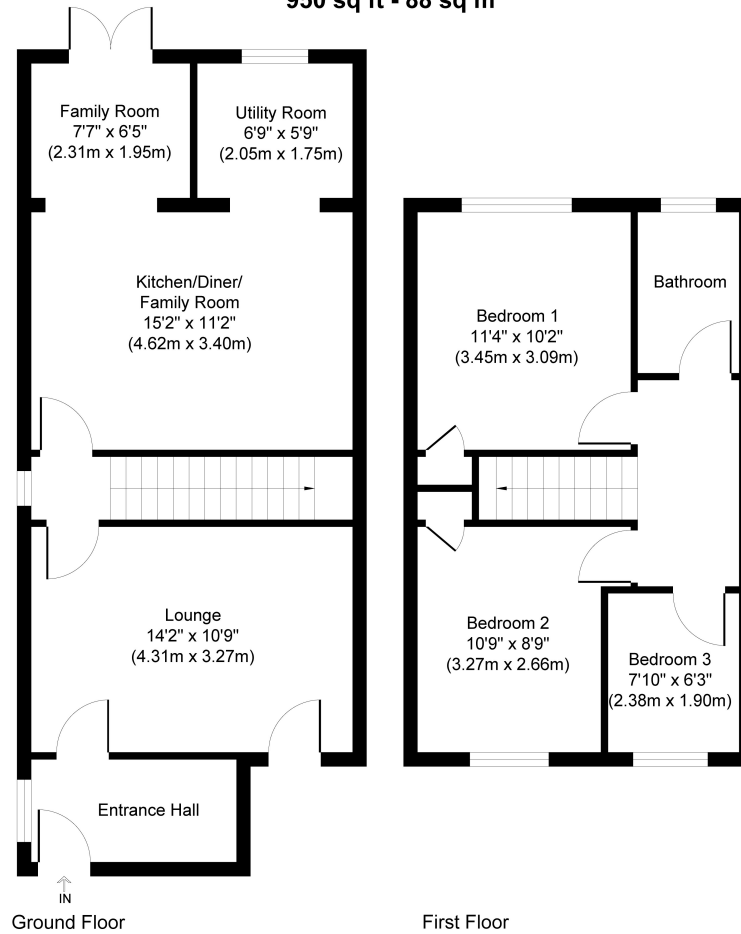
- Energy Efficiency Rating C

Close to amenities

Entering the property into a large porch which is ideal for all your storage needs. From there you enter the lounge which has a feature fireplace and window to front aspect. Kitchen with a range of modern units and wooden worktops, built in oven and hob, space for fridge freezer. Leading off the kitchen is the utility room with a small range of units with sink and drainer, plumbing for washing machine, integrated dishwasher. Window to rear aspect. Dining area with doors out onto the garden. Upstairs you have three proportional sized bedrooms and white bathroom suite. Outside you have a low maintenance rear garden, with gated access to the front and to the rear which leads to your garage in block.

Approximate Gross Internal Area
950 sq ft - 88 sq m

Family Room
7'7" x 6'5"
(2.31m x 1.95m)

Utility Room
6'9" x 5'9"
(2.05m x 1.75m)

Kitchen/Diner/
Family Room
15'2" x 11'2"
(4.62m x 3.40m)

Bathroom

Bedroom 1
11'4" x 10'2"
(3.45m x 3.09m)

Lounge
14'2" x 10'9"
(4.31m x 3.27m)

Bedroom 2
10'9" x 8'9"
(3.27m x 2.66m)

Bedroom 3
7'10" x 6'3"
(2.38m x 1.90m)

Entrance Hall

IN

Ground Floor

First Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.© Outline Photos.

Energy Efficiency Rating

		Current	Potential
Very energy efficient - lower running costs			
(92+) **A**			
(81-91) **B**			87
(69-80) **C**			
(55-68) **D**		71	
(39-54) **E**			
(21-38) **F**			
(1-20) **G**			
Not energy efficient - higher running costs			

England, Scotland & Wales

EU Directive
2002/91/EC