



Ryswick Road, Kempston, Bedford MK42 8SW

WALDENS ESTATE AGENTS





Ryswick Road  
Kempston  
Bedford  
MK42 8SW

£235,000

Two bedroom terraced property for sale with no onward chain. Property is double glazed and with gas central heating, lounge, kitchen diner, neatly maintained rear garden, garage in block.

- Two bedroom terraced property
- No onward chain
- Lounge
- Kitchen diner
- Two bedrooms and bathroom on the first floor
- Enclosed rear garden
- Garage in nearby block

- Council Tax Band B
- Energy Efficiency Rating D



Close to all amenities and Bedford town centre.



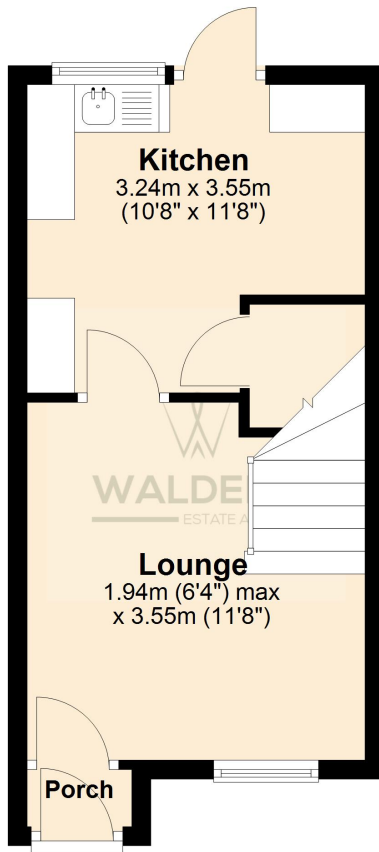
Entering the property straight into the lounge. Lounge with stairs to first floor, door to kitchen diner. Kitchen with a range of fitted units, space for cooker, plumbing for washing machine, space for table & chairs, under stairs cupboard. Door to rear garden. On the first floor there are the two bedrooms. 3 Piece bathroom suite with airing cupboard. On the outside, rear garden small paved patio area, remainder laid to lawn, enclosed by wooden fencing. Gated rear access. Garage in nearby block.





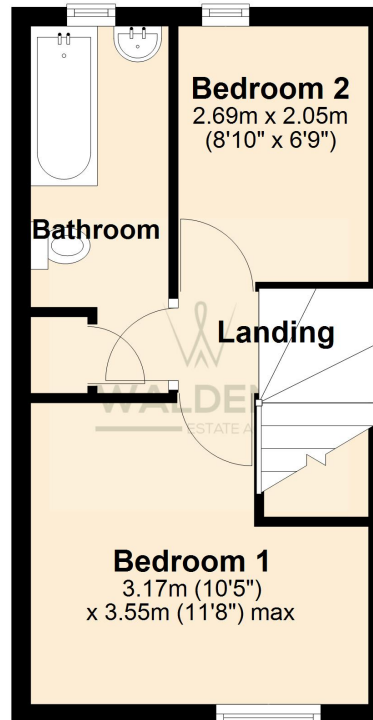
## Ground Floor

Approx. 22.7 sq. metres (244.8 sq. feet)



## First Floor

Approx. 25.4 sq. metres (273.9 sq. feet)



Total area: approx. 48.2 sq. metres (518.7 sq. feet)

Total floor area excludes outbuildings  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		88
(81-91) <b>B</b>		
(69-80) <b>C</b>		68
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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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.

