



Eastdale Close, Kempston, Bedford MK42 8LY

WALDENS ESTATE AGENTS



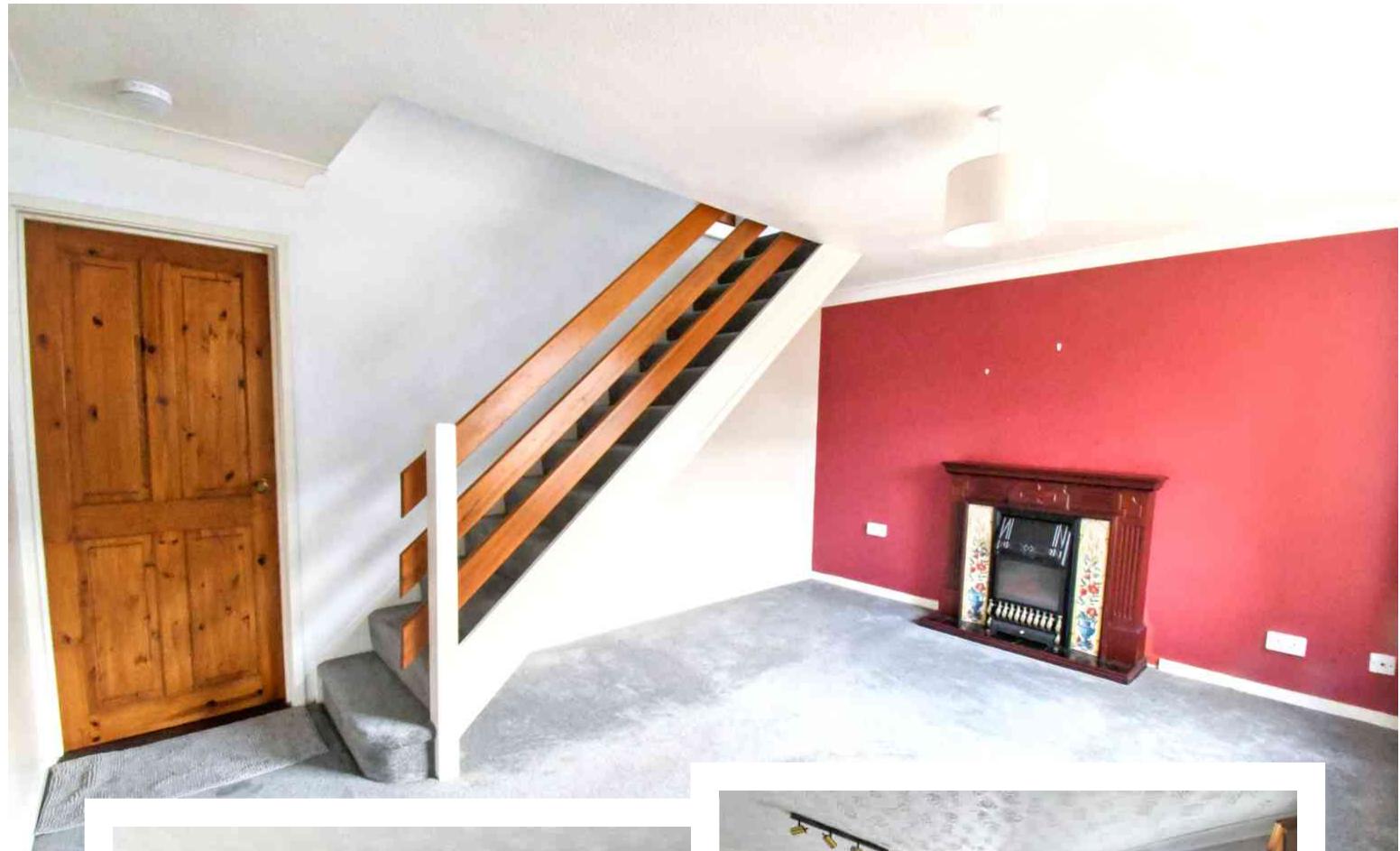
Eastdale Close
Kempston
Bedford
MK42 8LY

£250,000

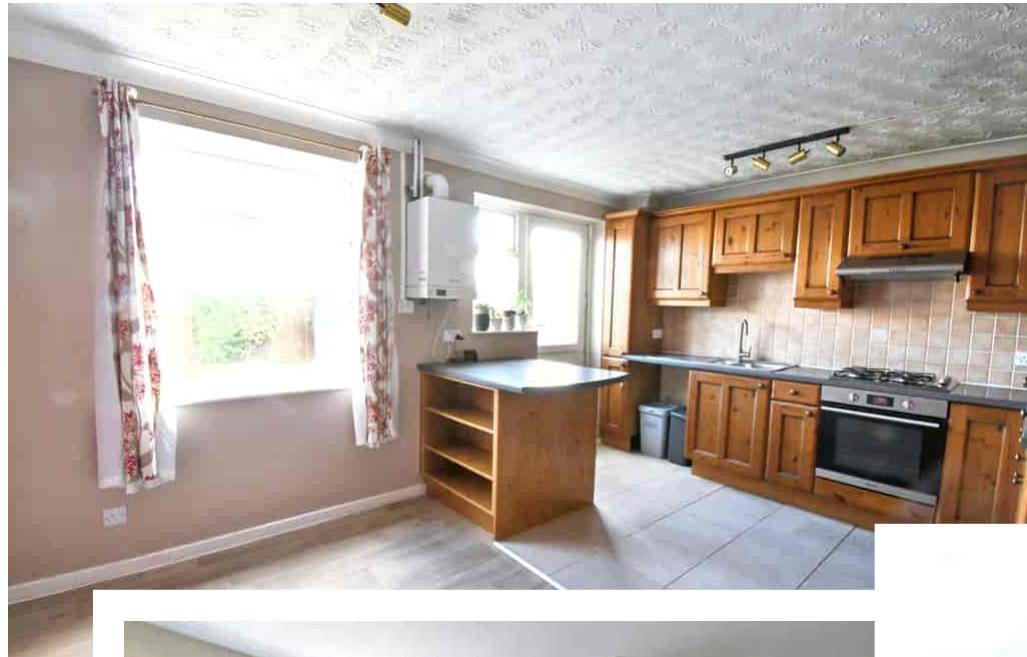
Charming two double bedroom property with garage and drive and further off road parking. Gas Central Heating. Double Glazed Windows. Open plan Kitchen/Diner. Separate Lounge. Enclosed Rear Garden.

- Two Double Bedrooms
- Separate Lounge
- Open Plan Kitchen /Diner
- Garage & Drive
- No Onward Chain
- Enclosed Garden With Gated Side Access
- Cul-de-Sac Location
- Walking Distance To Amenities & Schools
- Drive to Front with additional parking to rear

- Council Tax Band B
- Energy Efficiency Rating C

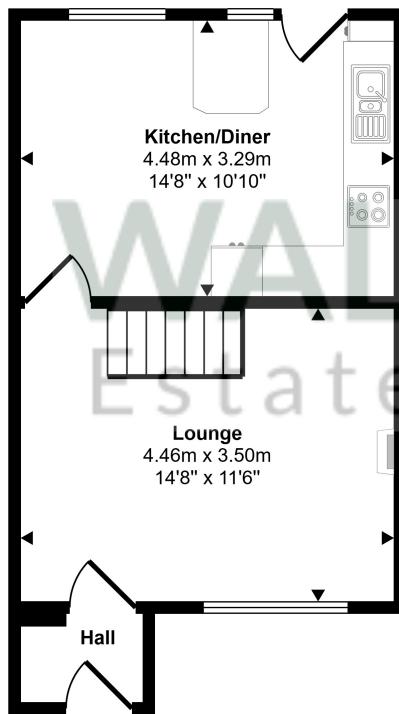


Located in a cul-de-sac on the edge of Kempston and within walking distance of schools and shops.

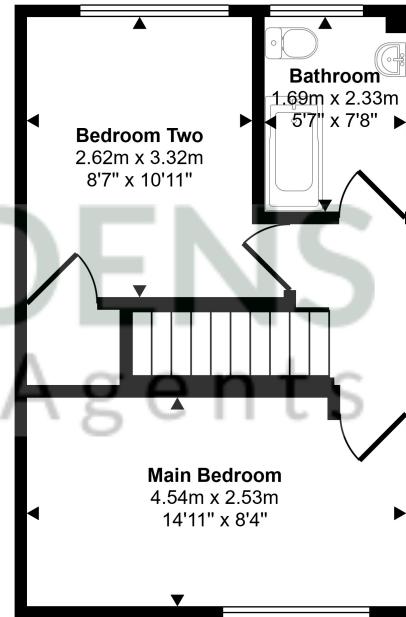


Entering the property into lobby area which is ideal place for coats and shoes. The lounge is open plan with stairs to first floor. Large double glazed window to front. To the rear of the property you have the kitchen/ diner. The kitchen area has a wide selection of storage cupboards with integrated fridge/freezer, built in oven and hob with extractor. Breakfast bar and door leading into garden. The dining area has large double glazed window overlooking the rear garden. Upstairs you have two double bedrooms, the main bedroom is to the front and has built in wardrobes with double glazed window overlooking the drive. Bedroom two, is another generous double with storage cupboard housing the water tank and double glazed window overlooks the rear garden. The bathroom comprises of low level WC, wash hand basin, bath with shower over and obscure double glazed window. Outside the rear garden is fully enclosed with gated side access. Mainly laid to lawn with patio area. The front of the property allows parking for two vehicles. The garage is to the side of the property with up and over door and drive allowing additional parking.

Approx Gross Internal Area
65 sq m / 695 sq ft



Ground Floor
Approx 33 sq m / 353 sq ft



First Floor
Approx 32 sq m / 342 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		74
(69-80)	C		
(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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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.