



Westminster Gardens, Kempston, Bedford, Bedfordshire MK42 8TX

WALDENS ESTATE AGENTS



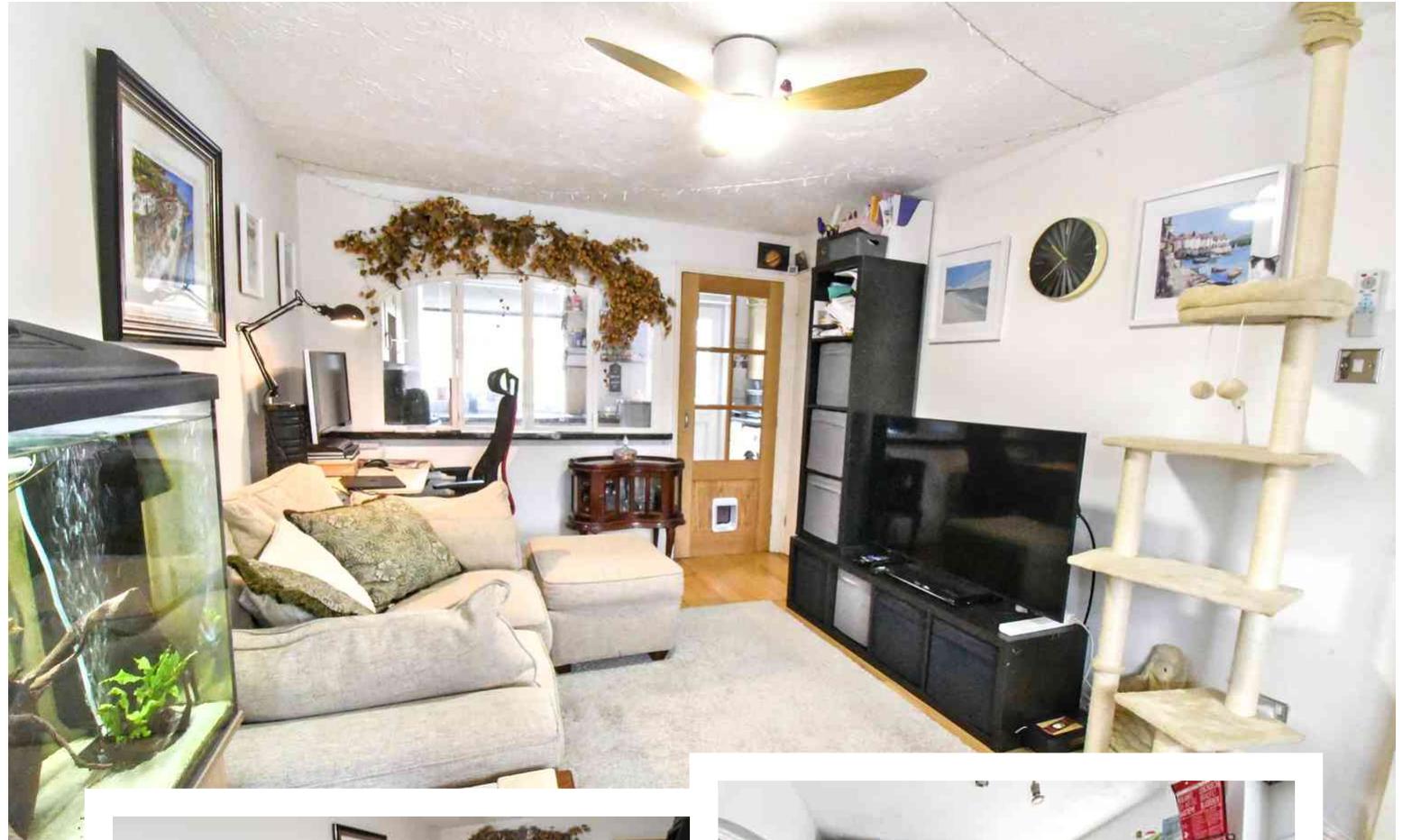
Westminster Gardens
Kempston
Bedford
Bedfordshire
MK42 8TX

Guide Price £254,800

Located in a small cul-de-sac we have his delightful two bedroom terraced home for sale. Ideal for the first time purchaser or investor. Gas Central Heating. Separate Kitchen. Good Sized Lounge Re-fitted Bathroom Suite. Enclosed Rear Garden. Off Road Parking.

- Two Bedroom Terraced House
- Gas Central Heating
- Driveway
- Enclosed Rear Garden
- Lounge & Separate Kitchen
- Ideal First Time Buy or Investment Opportunity
- Viewing Highly Recommended

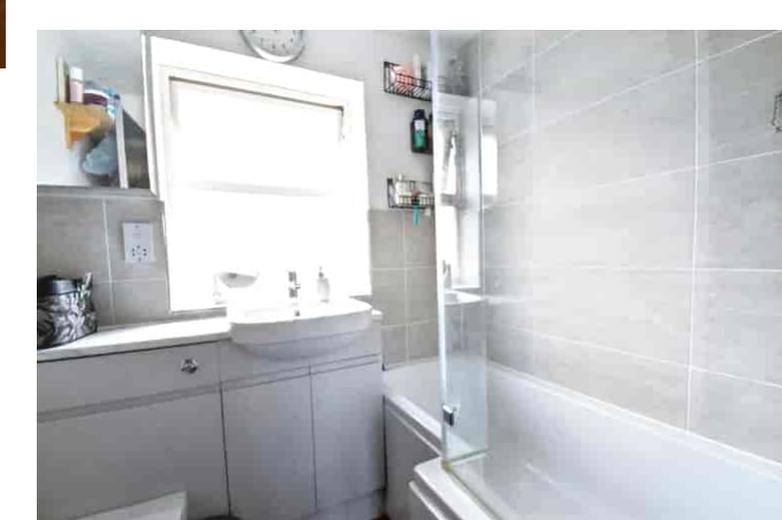
- Council Tax Band B
- Energy Efficiency Rating C



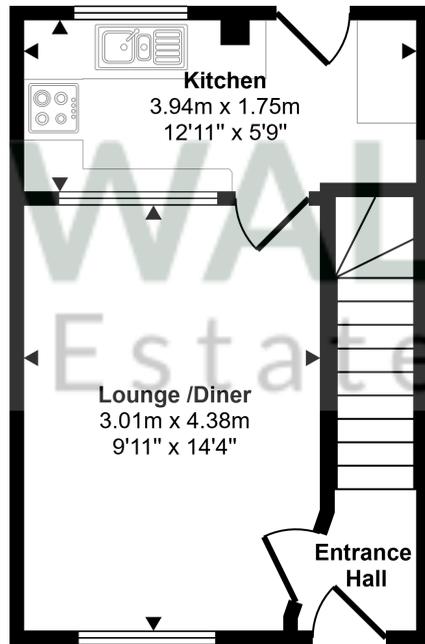
Prime Location within minutes of the River Great Ouse with beautiful river walks. Close to Schools, Shops & Recreation – Walkable to Bedford Station & Bedford Hospital. Just a short drive to the A421 and A428, providing fast access to the A1 and M1 motorway networks. This location offers the perfect balance of connectivity and community.



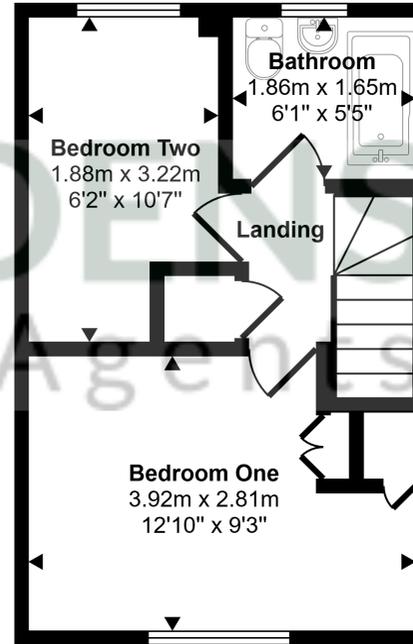
This charming two-bedroom terraced home, situated just off Hillgrounds Road in a cul-de-sac, offers a perfect blend of comfort and convenience. Step inside to find a welcoming entrance with stairs leading to the first floor and a door opening into the cozy lounge. The lounge features a front-facing window and a stunning feature window that overlooks the separate kitchen. The kitchen is well-appointed with ample storage, space for appliances such as a washing machine and fridge/freezer, and includes a built-in oven and hob. A window overlooking the garden and a door provide access to the outdoor space, perfect for outdoor dining or relaxing. Upstairs, you'll find two proportionally sized bedrooms, ideal for a variety of needs, along with a bathroom suite. Outside, the enclosed garden mainly consists of a lawn dotted with shrubs, offering a private outdoor retreat with gated access to the rear. To the front, a driveway provides off-road parking, completing this delightful home's appeal.



Approx Gross Internal Area
49 sq m / 531 sq ft



Ground Floor
Approx 25 sq m / 269 sq ft



First Floor
Approx 24 sq m / 262 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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

