



Redwald Close, Kempston, Bedford MK42 8EH



Redwald Close
Kempston
Bedford
MK42 8EH

£260,000

With a vision of purchasing your first home, investment opportunity or simply wanting to downsize, Waldens are delighted to offer for sale this stylish 2 bedroom terraced property that is finished to an exceptional standard.

- Beautifully Presented Throughout
- Cul-de-Sac Location
- 2 Bedroom Terraced Property
- Kitchen/Breakfast Room
- Downstairs Wc & Upstairs Shower Room
- Conservatory
- Parking for 2 Vehicles
- Beautifully Presented Enclosed Rear Garden With A Gated Rear Access
- Double Glazed
- Gas Central Heating

- Council Tax Band C
- Energy Efficiency Rating C



Redwald Close is located within a short walking distance of a parade of local shops that include a whole host of day-to-day necessities to include Coffee shops, dentists, hair salons, library, clothes shops, public houses and restaurants. Sainsburys supermarket is also within walking distance of this property as well as primary and secondary schools and local bus routes.



Nestled away on a no through road is this pristinely presented 2 bedroom terraced property on Redwald Close, Kempston.

Entering the property via the composite front door into the entrance hall which provides access to the downstairs W.C, that has been stylishly finished with a modern white suite. The formal lounge occupies the front of the ground floor and offers a generous size built in under stair storage cupboard and has the staircase rising to the first floor accommodation. Located across the rear the open kitchen/breakfast room has been fitted with a range of modern wall and base units with integrated gas hob and electric undercounter oven, space for a fridge freezer & washing machine whilst the Breakfast area offers a further range of both base and eye level storage space and can still accommodate a breakfast table.

Our sellers have added a wonderful double glazed conservatory/garden room to the rear of the property since their purchase where they enjoy meals and is currently used as the dining area.

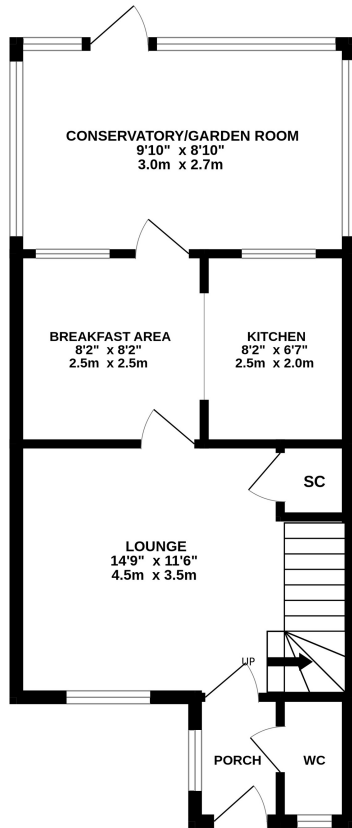
Ascending the stairs to the first floor you find two bedrooms and a shower room. The principle bedroom is of a generous size with two fitted wardrobes and storage cupboards and overlooks the front of the property and the second bedroom is a smaller double and overlooks the rear garden whilst also having built in storage. Access to the loft can be found in this room via the hatch.

The shower room has been updated and replaced to feature a shower and built in vanity unit finished with modern style tiling and a concealed cistern.

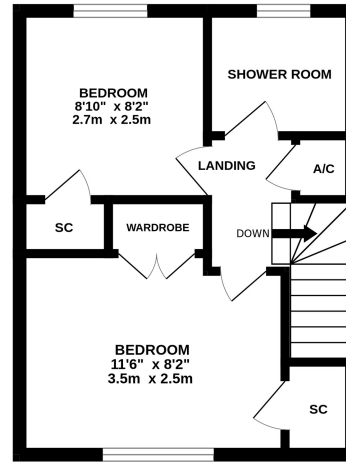
Outside - The frontage is laid to paving and artificial lawn for low maintenance. Rear garden is extremely well presented with a paved patio area to enjoy those sunny evenings, laid to artificial lawn, fully enclosed by wooden fencing and has a gated rear access.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(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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