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The Links, Kempston, Bedford MK42 7LT

WALDENS ESTATE AGENTS



The Links
Kempston
Bedford
MK42 7LT

£265,000

Located on 'The Links' within Kempston and being offered for sale with no onward chain is this fantastic 2 bedroom (formally a 3 bed) semi detached property with off road parking and a garage that is situated in a near by block.

- 2 Bedroom
- Semi Detached
- Open Kitchen/Dining Area
- Lounge
- Conservatory
- Modern Shower Room
- Gas Central Heating
- Off Road Parking
- Garage Situated In A Nearby Block
- No Onward Chain

- Council Tax Band C
- Energy Efficiency Rating C



The location of the property provides the perfect balance for family living. Set a short distance from the A421 and only minutes away from the M1 Motorway and other key transport links such as Bedford Train Station with direct links to London St. Pancras. Other benefits include a short walk to shops & Bedford Hospital, local amenities including community centre & schooling.



Initially entering the property via the side door entrance, the entrance hall gives access to the lounge and dining area and has a staircase rising to the first floor accommodation. The lounge is positioned across the front of the property and spans the whole width with 2 windows allowing lots of natural daylight. To the rear the open Kitchen/dining area is a good size and both have access doors to the conservatory. Kitchen is equipped with base and level storage space and has some fitted appliances, Conservatory is additional room and has a cupboard housing the gas boiler.

On the first floor the property was originally constructed as a 3 bedroom and converted to a 2 bedroom as both bedrooms 1 & 3 occupied the front of the property, this could be an option to revert back. Shower room is fully tiled and fitted with a double width shower cubicle, wash hand basin and low level WC and has a frosted window to the rear elevation.

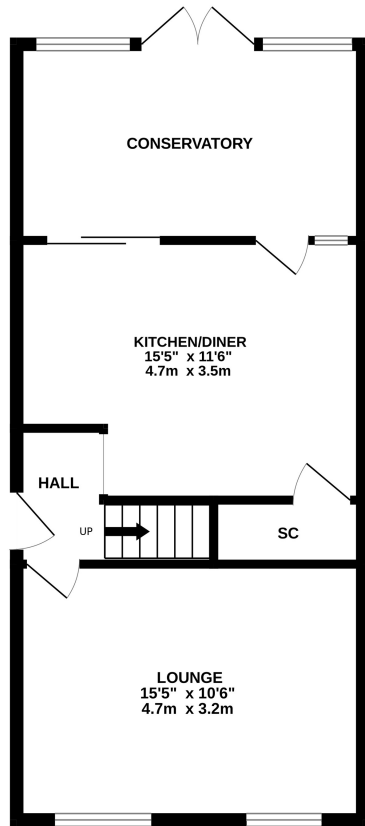
Outside - An open plan frontage which is block paved to provide off road parking for 2 vehicles and a side gate leading to the Rear Garden.

Rear Garden is laid to paving with some flower shrub borders.

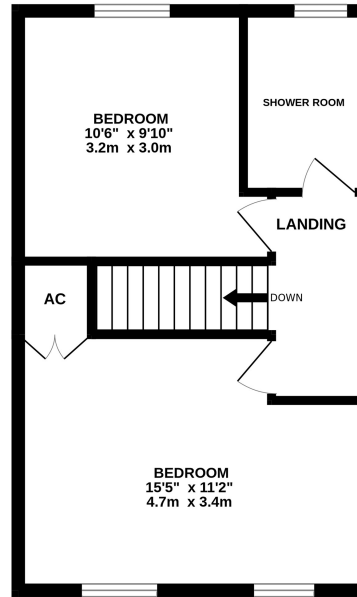
Garage is located in a block close by.



GROUND FLOOR
513 sq.ft. (47.7 sq.m.) approx.




1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 896 sq.ft. (83.3 sq.m.) approx.

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		
(81-91)	B		87
(69-80)	C	71	
(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.

