



Marne Street, Kempston, Bedford MK42 8AG



Marne Street  
Kempston  
Bedford  
MK42 8AG

£275,000

Truly stunning THREE bedroom Victorian terrace which has been vastly improved by the current owner. Beautiful four piece bathroom suite including rolled top bath. Re-fitted kitchen. Gas Central Heating. Good sized rear garden with recently upgraded patio area. Walking distance of Bedford Train Station & Bedford Hospital. Viewing is a must.

- Stunning Victorian 3 Bedroom Terrace House
- Lounge/ Diner with restored parquet flooring
- Luxury 4 Piece Bathroom Suite
- Re-Fitted Kitchen
- Three Proportional Bedrooms
- Good Sized Rear Garden
- Walking Distance To Train Station & Hospital
- Gas Central Heating

- Council Tax Band B
- Energy Efficiency Rating D



Marne Street is on the edge of Kempston close to the Bedford Hospital and the main trainline. Within walking distance of Addison Park and the local swimming pool it is an ideal choice when looking to buy a property.

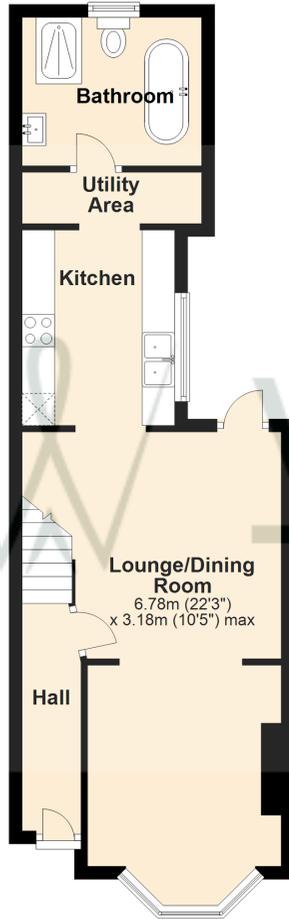


Entering the property via the hallway with stairs to the first floor, the parquet flooring flows into the lounge/diner with windows to the front and rear. The lounge area with its feature bay window and open fire place gives a relaxing warm atmosphere. The dining area overlooks the rear of the property and of an ample size to hold a good sized dining table. The kitchen is galley style with storage cupboards and work surfaces flowing either side of the kitchen. Built in oven, gas hob with extractor and built in dishwasher. Access to the rear garden is from the kitchen. As you make your way to the bathroom a handy area gives spaces and plumbing for a washing machine and tumble dryer. The bathroom is of a generous size allowing a rolled top bath mounted on traditional ball and claw feet, double shower with rainfall shower head. Low level WC and wash hand basin. Upstairs you have three proportional sized bedrooms. Main bedroom with stripped back floorboards and beautiful reclaimed fireplace. Bedroom 2 & 3 are to the rear of the property overlooking the garden. Outside you have a good sized enclosed rear garden which is lawned and recently laid patio. Access is found at the rear of the garden. The front is enclosed with gated access.



### Ground Floor

Approx. 43.2 sq. metres (465.5 sq. feet)



### First Floor

Approx. 34.4 sq. metres (370.2 sq. feet)



Total area: approx. 77.6 sq. metres (835.7 sq. feet)

This floor plan is for illustrative purposes only. The total size does include outbuildings and is an approximate. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>81</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>57</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	