



Hillgrounds Road, Kempston, Bedford, Bedfordshire MK42 8QJ

WALDENS ESTATE AGENTS





Hillgrounds Road  
Kempston  
Bedford  
Bedfordshire  
MK42 8QJ

£240,000

Waldens have received instructions to sell this 2 bedroom terraced property with no onward chain. Close to amenities and comprising briefly of entrance hall, kitchen, lounge, 2 bedrooms, shower room, enclosed rear garden. Garage in block.

- 2 Bedroom terraced property
- No onward chain
- Double glazed windows & doors & gas radiator heating
- Entrance hall
- Kitchen
- Lounge
- 2 Bedrooms
- Shower room
- Front & Rear gardens
- Garage in nearby block

- Council Tax Band B
- Energy Efficiency Rating C



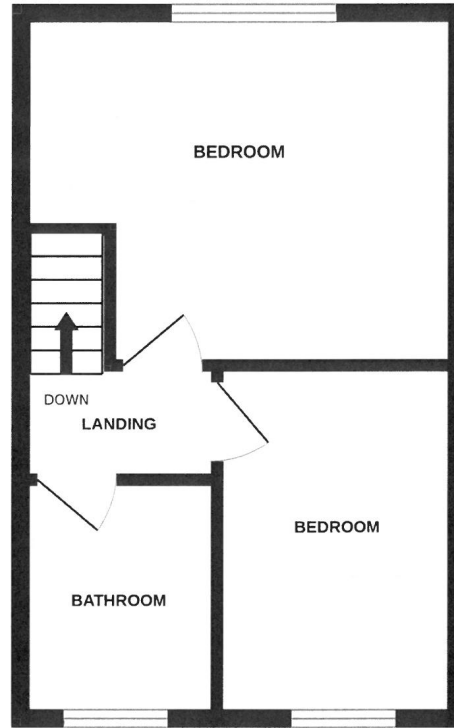
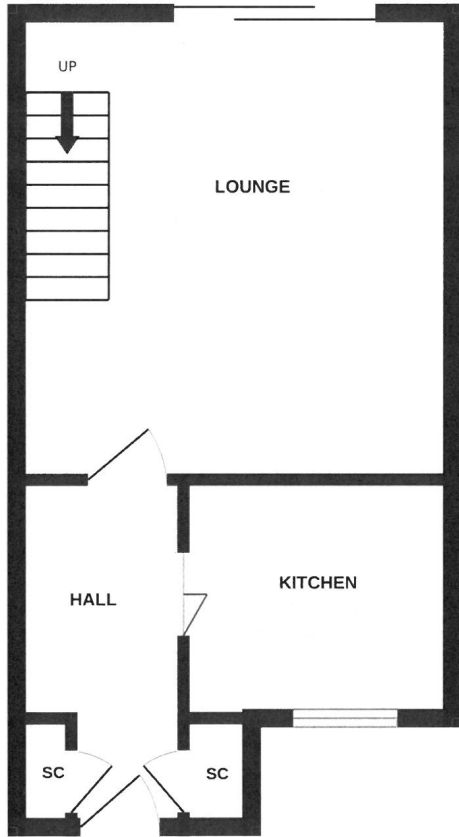



## Close to local amenities

Entering the property into the entrance porch with further door into the hallway. Kitchen with a range of fitted units, space for all appliances, window to front. Lounge with stairs to first floor, fireplace, sliding patio door to rear garden. On the first floor- Airing cupboard with hot water cylinder. Two bedrooms and shower room complete the first floor. On the outside the rear garden is mainly laid to paving and stones, flower and shrubs, enclosed by wooden fencing, gated rear access which leads to the garage in nearby block. Front garden laid to paving.

Measurements- Kitchen 8'9 x 7'9. Lounge 14'4 x 13'6. Bedroom 1 11'2 x 10'5. Bedroom 2 11'2 x 7'5





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>88</b>
(69-80)	<b>C</b>	<b>72</b>	
(55-68)	<b>D</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 	

TOTAL FLOOR AREA: 101.00 SQ. METRES

01234 856684 | [sales@waldens.co.uk](mailto:sales@waldens.co.uk) | [www.waldens.co.uk](http://www.waldens.co.uk) | 188-190 Bedford Road, Bedford, MK42 8BL

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.

