



Stuart Road, Kempston, Bedford MK42 8HS

WALDENS ESTATE AGENTS



Stuart Road
Kempston
Bedford
MK42 8HS

Offers Over £210,000

Wonderful opportunity to put your mark on this delightful two double bedroom semi detached house in the heart of Kempston, which does require modernisation throughout. Two reception rooms, kitchen, upstairs bathroom and two double bedrooms. Good outside space.

- Two Double Bedroom Semi Detached House
- Modernisation Required
- Two Reception Rooms
- Enclosed Court Yard
- Gas
- Walking Distance to Amenities
- Modernisation is Required

- Council Tax Band B
- Energy Efficiency Rating F



Perfectly located in the heart of Kempston and within walking distance of all the main amenities Kempston has to offer. Transport links for the A421 / A428 /M1 /A6 are superb.



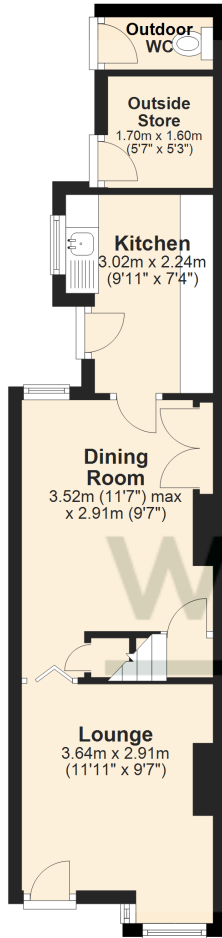
Entering the property into the lounge with box bay window to the front. Door then leads into the dining room with window overlooking the rear courtyard, stairs to first floor and door to kitchen. Kitchen has a range of units with plumbing for washing machine. Cooker. Door giving access to rear courtyard. Upstairs you have two double bedrooms with the bathroom off one of the bedrooms which is a sizeable room with bath, low level WC and wash hand basin. Outside you have a good sized enclosed courtyard with two sheds and two outside brick outhouses, one housing a low level WC and one used as storage. Gated access to the front of the property.

* Please note the property does have gas. Individual gas heaters in certain rooms (not been tested)



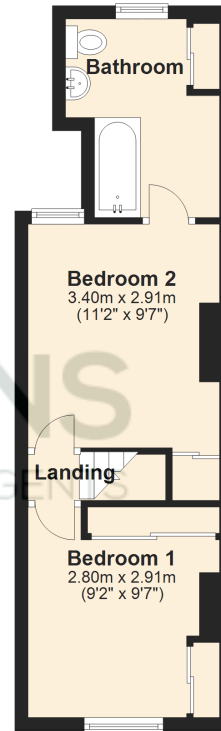
Ground Floor

Approx. 28.6 sq. metres (307.5 sq. feet)



First Floor

Approx. 28.4 sq. metres (305.8 sq. feet)



Total area: approx. 57.0 sq. metres (613.4 sq. feet)

Total floor area excludes outbuildings
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	26	
(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.

