



Thirlmere Road, Kempston, Bedford, Bedfordshire MK42 8HG

WALDENS ESTATE AGENTS



Thirlmere Road  
Kempston  
Bedford  
Bedfordshire  
MK42 8HG

£315,000

Well presented 3 double bedroom extended semi-detached property situated in this established area of Kempston. Offering an extended lounge/diner, conservatory, kitchen, bathroom with separate W.C. Front & rear gardens. Integral garage & driveway.

- 3 Bedroom extended semi-detached property
- Double glazed & gas central heating
- Entrance hall
- Lounge /Diner
- Conservatory
- Kitchen
- Bathroom & Separate Toilet
- Front & Rear gardens
- Driveway and garage

- Council Tax Band C
- Energy Efficiency Rating D



## Close to all amenities

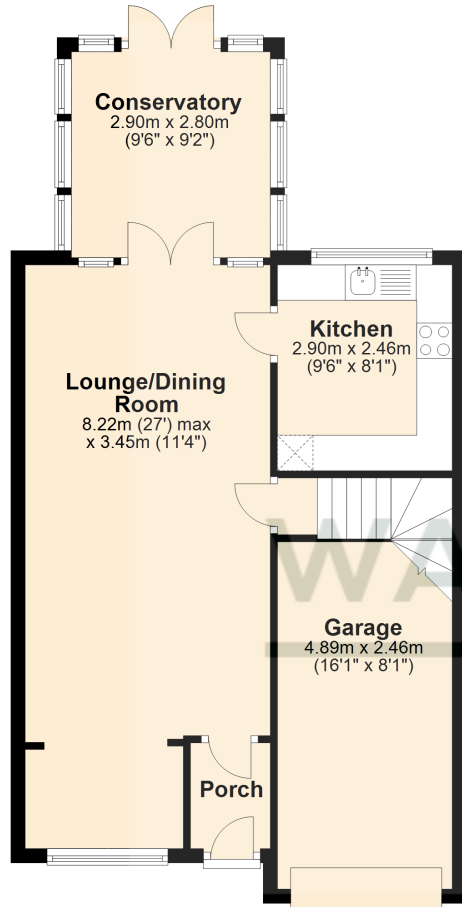


Entering the property into the entrance hall with further door to lounge/diner. The lounge/diner is of a spacious size for a family to relax and entertain. Dining area leads to the conservatory which overlooks the rear garden. Kitchen with a good range of fitted units, wall mounted boiler concealed via a fitted cupboard. Space for cooker, under worktop fridge, plumbing for washing machine. On the first floor are the 3 double bedrooms. Bathroom with bath & shower screen, wash hand basin and low level WC. Airing cupboard housing hot water cylinder. On the outside the rear garden is mainly laid to lawn, paved area leading from the conservatory which wraps around the property. Far side of the rear garden is another paved area suitable for a table and chairs. Front garden laid to lawn. Driveway and garage.



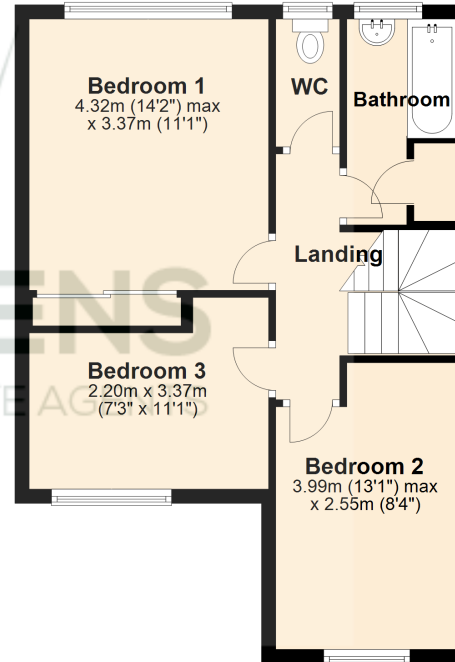
### Ground Floor

Approx. 59.2 sq. metres (637.3 sq. feet)



### First Floor

Approx. 45.5 sq. metres (490.1 sq. feet)



Total area: approx. 104.7 sq. metres (1127.4 sq. feet)

Total floor area excludes outbuildings  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>83</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>65</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	

01234 856684 | sales@waldens.co.uk | 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.

