



King Street, Kempston, Bedford MK42 8BN



King Street
Kempston
Bedford
MK42 8BN

Guide Price £250,000

Set in the heart of Kempston we have this delightful two bedroom property on a no through road. Two reception rooms, kitchen and utility room. Two double bedrooms and bathroom. Good sized rear garden.

- Two Double Bedroom Semi Detached House
- Two Separate Reception Rooms
- Upstairs Bathroom
- Kitchen & Utility Room
- Good Sized Rear Garden
- Gas Central Heating
- Close By To Amenities & Schooling

- Council Tax Band B
- Energy Efficiency Rating D



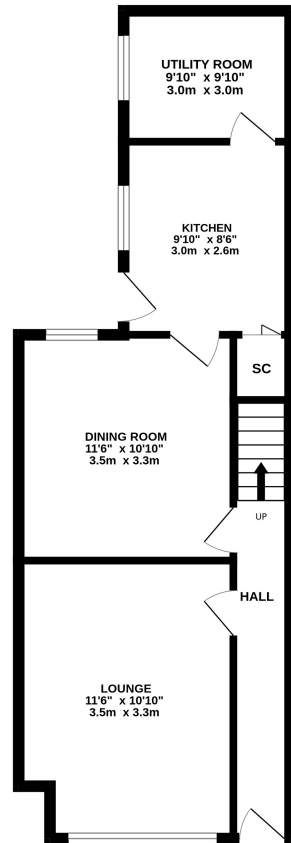
King Street is in the centre of Kempston so has access within minutes to schools, shops, doctors, dentists and coffee shops.



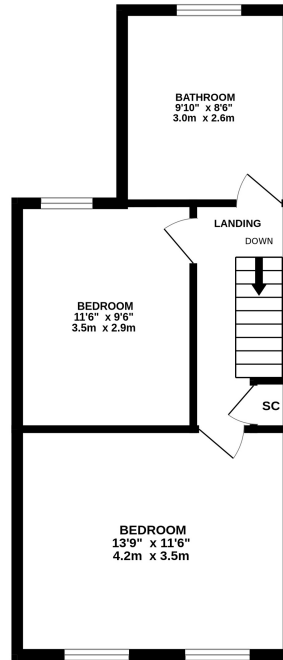
The delightful property has two proportional separate reception rooms, one overlooking the front of the property and one overlooking the rear garden. The kitchen / breakfast room has space and storage with free standing oven and under stairs storage cupboard. A separate utility room is found at the rear of the property with plumbing for washing machine and space for fridge/freezer. Access to the rear garden is through the kitchen. Upstairs you have two double bedrooms and a good sized bathroom with window to rear. The garden is a mature with an abundance of shrubs and flowers. Mainly laid to lawn with path. Good sized with enclosed boundary and gated access to front via shared passage with the next door neighbour.



GROUND FLOOR
491 sq.ft. (45.6 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 893 sq.ft. (83.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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		86
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(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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