



Hilton Close, Kempston, Bedford MK42 7FT

WALDENS ESTATE AGENTS



Hilton Close
Kempston
Bedford
MK42 7FT

£280,000

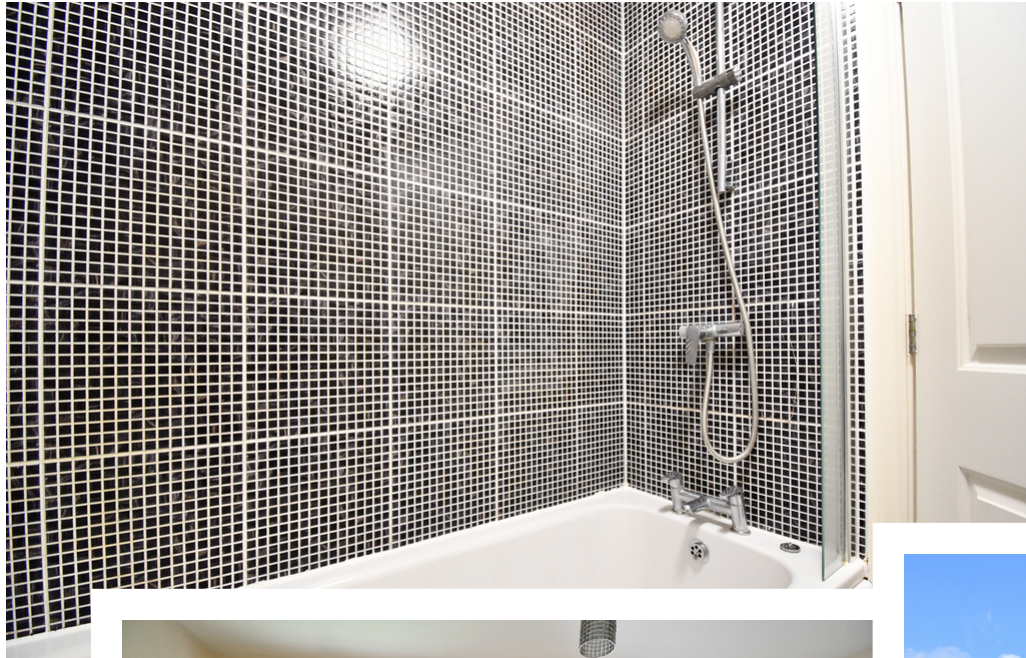
Waldens are pleased to offer for sale, this nicely presented two bedroom terraced property positioned on the popular 'Bedford Meadows Development' on the edge of Kempston . Being sold with no onward chain and having the benefit of two parking spaces, cloakroom, sitting room, kitchen/diner, two proportional sized bedrooms and generous sized rear garden.

- Well presented 2 Bedroom terraced property
- No chain
- Cloakroom
- Kitchen/diner
- Two bedrooms
- Bathroom
- Good size enclosed rear garden
- Two parking Spaces
- Sitting room

- Council Tax Band C
- Energy Efficiency Rating C



The property is ideally located for the A421/A6 and then on to A1 & M1. Amenities are schooling is within easy access.

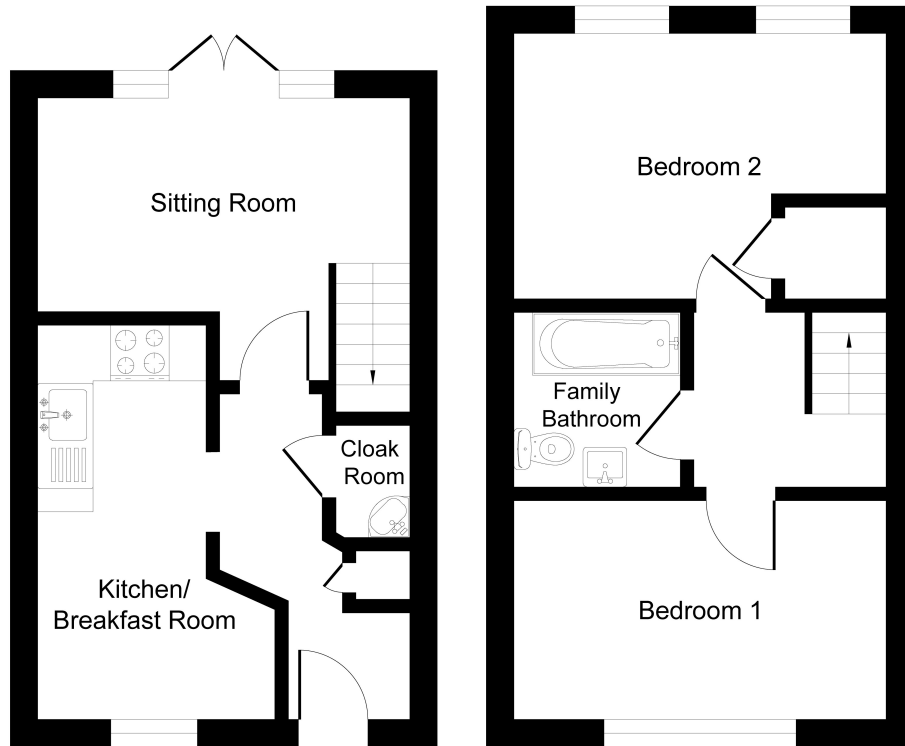


Entering the property into the hallway which has a handy built in cupboard. Cloakroom comprising of W.C and wash hand basin. Kitchen /Diner 14'2 x 6'2, is fitted with a good range of units, built in oven & hob with extractor hood over, space & plumbing for washing machine, space for fridge freezer. Space for dining table and chairs. Sitting room 13'5 x 10'4 with stairs to first floor and French doors to rear garden. On the first floor, landing with access to loft. Bedroom one 13' max x 9'7, built in cupboard housing boiler and hot water tank. Bedroom two 13'2 x 7'10. Bathroom fitted with white suite, bath with fitted shower, W.C, wash hand basin. On the outside. Front garden, laid to stones. Rear garden, part paved area with remainder laid to lawn. Two parking spaces near the front of the property.

Please note there will be a yearly estate management charge.



**Approximate Gross Internal Area
617 sq ft - 57 sq m**



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B		
(69-80)	C	80	
(55-68)	D		
(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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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.

