



Hilton Close, Kempston, Bedford MK42 7FS



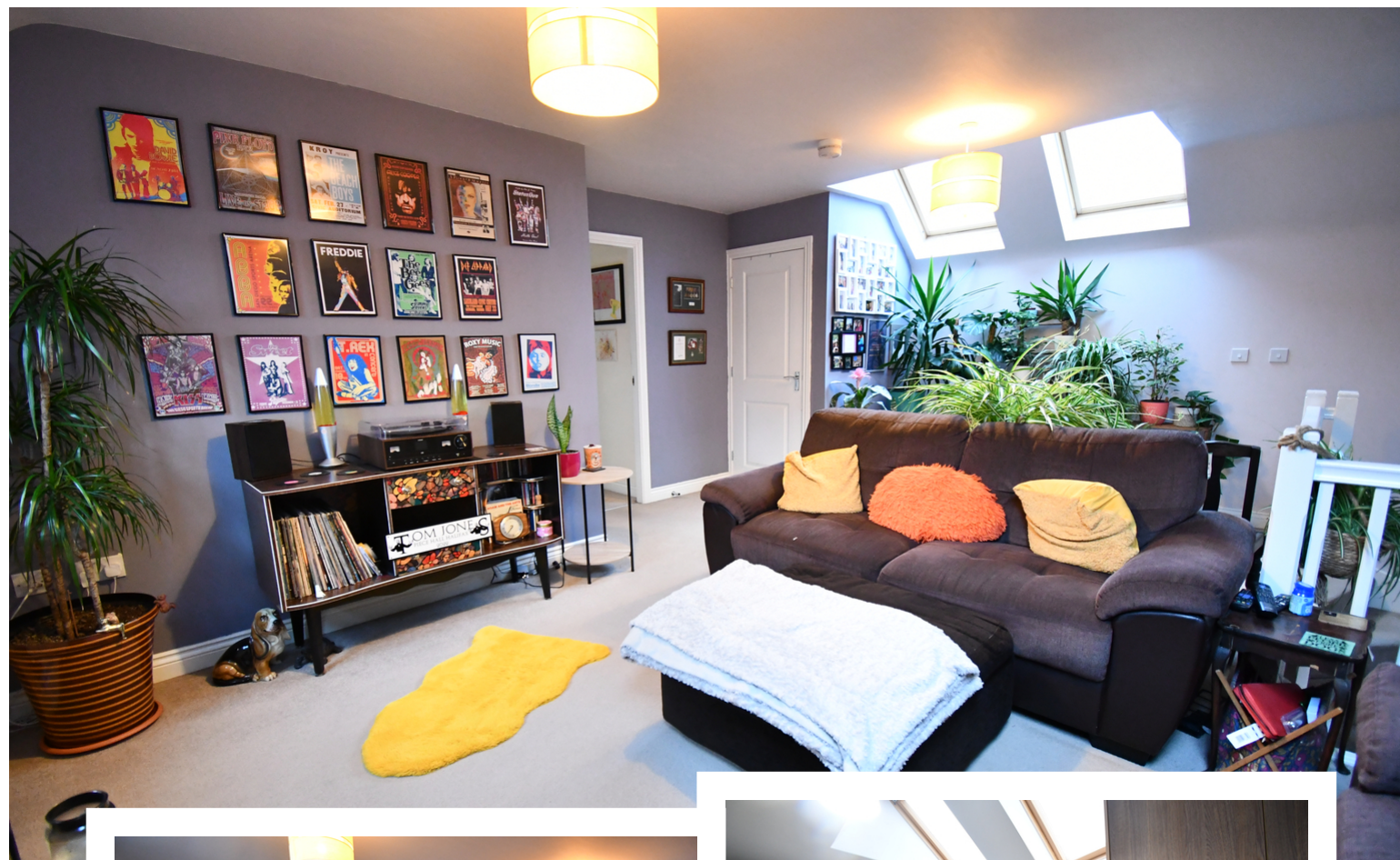
Hilton Close
Kempston
Bedford
MK42 7FS

Fixed Price £250,000

An immaculate two bedroom detached coach house with garden and carport. Positioned on the edge of Kempston on a modern development with no upper chain.

- Two Bedroom Coach House
- Gas Central Heating
- Rear Garden
- Lounge /Diner
- Kitchen
- No Onward Chain
- Carport
- Immaculate Condition

- Council Tax Band B
- Energy Efficiency Rating C



Situated on the edge of Kempston which makes it an ideal location for commuters wanting access to A421.A428 , M1 & A1. Lidl, Primary School and restaurants are within walking distance.



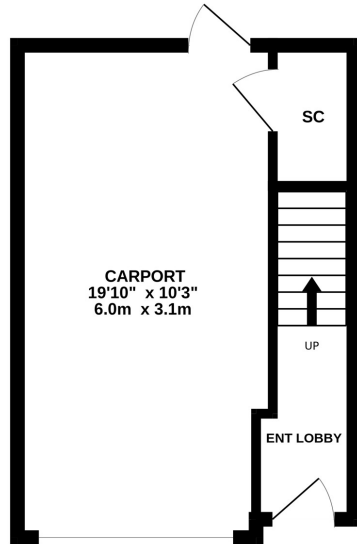
Set back from the road we pleased to have for sale this immaculate fully detached two double bedroom coach house. From the entrance door you have a hall with stairs to the main living area. Open plan lounge/ diner with window to front and skylight windows to front and rear which allows natural light to flow in. The kitchen has a good range of wall and base units, with built in oven and hob. Space for appliances. Two good sized bedrooms and a white bathroom suite. Outside the garden is mainly laid to lawn and is accessed via the carport, there is a good sized patio area ideal for entertaining and a lawned area. Shed is to remain. Fully enclosed by fence boundaries.

Please note this property is a leasehold which has approx. 88 years remaining

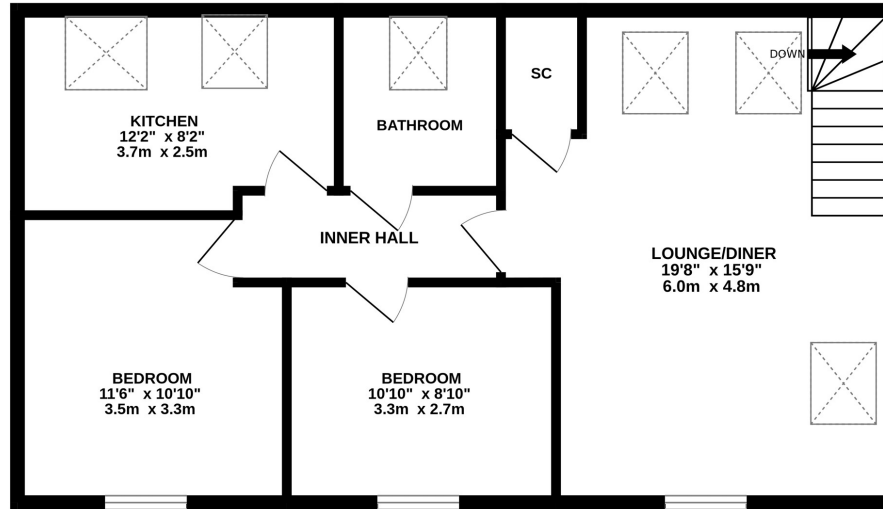
Seller has informed us that there is a service charge paid monthly of approx. £50.00



GROUND FLOOR
265 sq.ft. (24.6 sq.m.) approx.



1ST FLOOR
697 sq.ft. (64.7 sq.m.) approx.



TOTAL FLOOR AREA : 962 sq.ft. (89.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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		
(81-91)	B		
(69-80)	C	78	78
(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	