



Orchard Street, Kempston, Bedford MK42 7JB

WALDENS ESTATE AGENTS



Orchard Street
Kempston
Bedford
MK42 7JB

Guide Price £325,000

An extended and immaculately presented three bedroom semi detached house which has been improved over the recent years by the current seller. Downstairs Cloakroom. Re-fitted kitchen with built in appliances. Re-fitted bathroom with rainfall shower. Off road parking. Gas central heating.

- Extended Mature Three Bedroom Semi-Detached Property
- Beautiful Fitted Kitchen
- Re-Fitted Bathroom
- Generous Enclosed Rear Garden With Side Access
- Cloakroom
- Re-Wired
- Gas Central Heating (Boiler replaced by current sellers)
- Off Road Parking
- Spacious Lounge

- Council Tax Band C
- Energy Efficiency Rating D

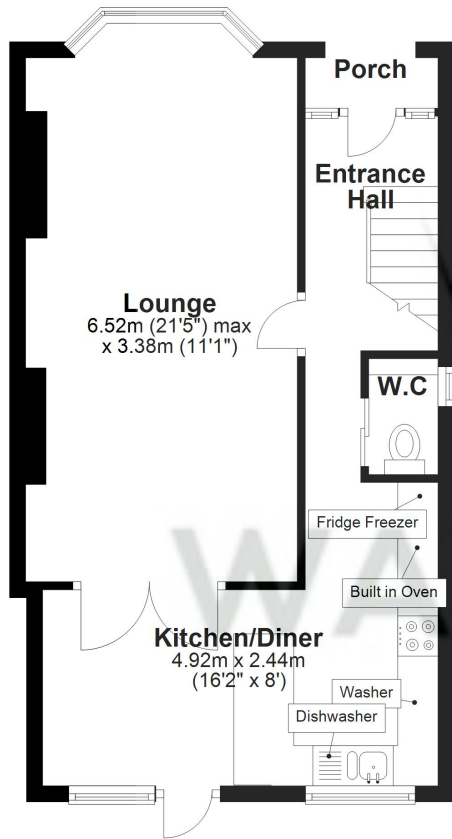


Entering the property into the hall with stairs to first floor, access to downstairs cloakroom with low level WC and wash hand basin. The lounge is an amazing size which gives potential buyers many options with the layout of this room. The room has a generous sized bay window which allows natural light to flow in. Glazed double doors open into the dining area. The kitchen is to the rear of the property and open plan into the dining area. The kitchen has an amazing amount of storage space and work tops. Integral appliances are all included (dishwasher, washing machine, fridge/freezer) Double oven. Gas hob with extractor. A breakfast bar divides the kitchen /diner. The dining area gives access out into the garden. Upstairs you have three proportional bedrooms. Bathroom has been re-fitted with low level wc, wash hand basin , bath with rainfall shower attachment. The outside space is generous, you have a sizeable patio area, Lawned area and allotment area. All enclosed with double gates leading out to the front of the property. The sizeable outside space lends itself to further expansion (stp). The front garden is used for off road parking and you can get two sizeable vehicles parked.



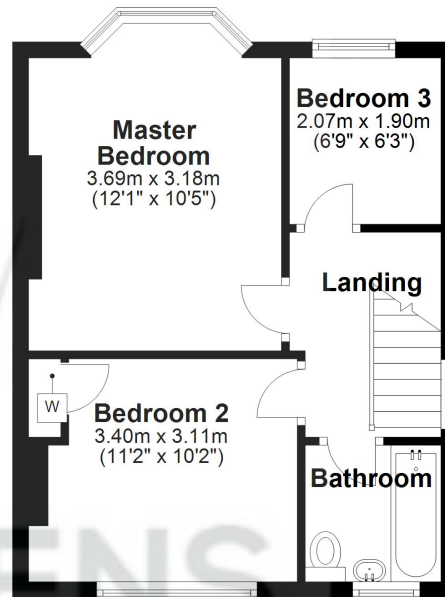
Ground Floor

Approx. 46.3 sq. metres (498.0 sq. feet)



First Floor

Approx. 36.1 sq. metres (388.2 sq. feet)



Total area: approx. 82.3 sq. metres (886.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibilities for any errors, omissions, or mis-statements is taken by the Author or Agents. This Plan is for illustration purposes only and should be used as such by any prospective purchaser
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	68	
(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.

