



Farrer Street, Kempston, Bedford, Bedfordshire MK42 8JD



Farrer Street  
Kempston  
Bedford  
Bedfordshire  
MK42 8JD

£350,000

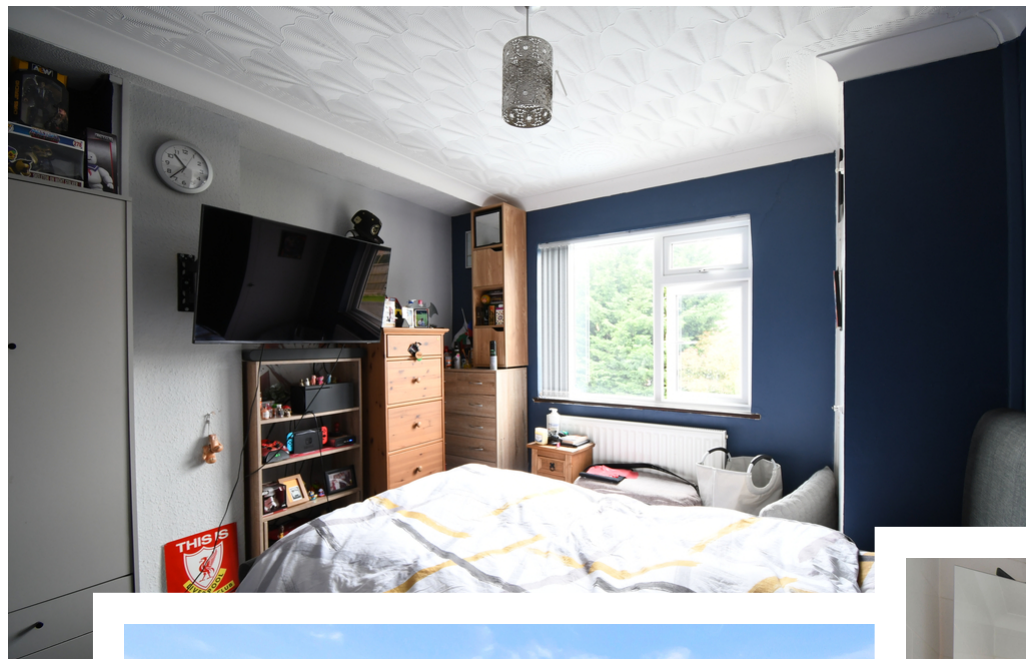
Well presented 3/4 Bedroom bay fronted extended semi-detached property. Having undergone a garage conversion providing extra living accommodation. The extension part also provides a larger kitchen and a wet room. This property has been well kept by the current owners.

- Well presented extended semi-detached bay fronted property
- Double glazed & gas central heating
- Spacious lounge
- Good sized kitchen
- Conservatory
- Garage conversion providing bedroom 4 or Study
- Downstairs wetroom
- First floor with 3 Bedrooms and bathroom
- Front & Rear gardens
- Driveway providing off road parking

- Council Tax Band C
- Energy Efficiency Rating C



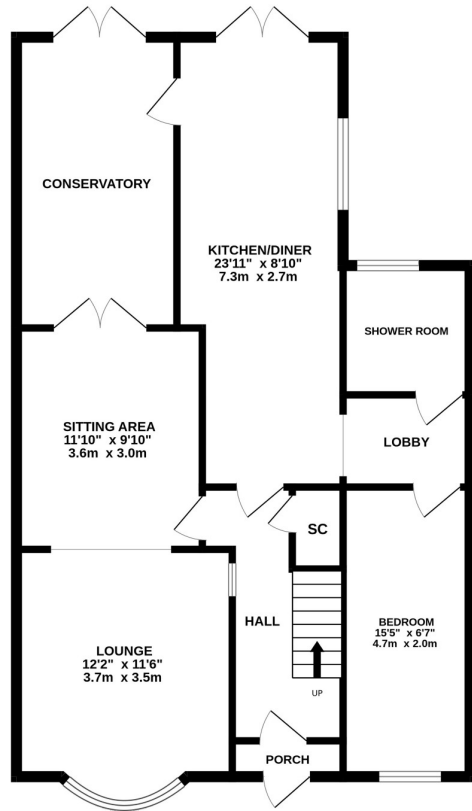
## Close to all amenities



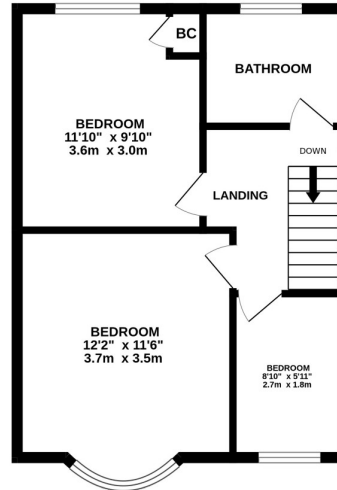
Entering the property in to the entrance hall with stairs to the first floor and doors to living areas. Spacious lounge with feature fireplace and bay window to front aspect. Conservatory is currently used as a dining room with sliding doors to rear garden and door to kitchen. Extended kitchen, with a range of units and space for range cooker, spaces for all white goods. Space for seating area towards the rear of the kitchen. French doors to rear garden. Bedroom 4 or could be a study (formerly the garage) wet room which is adjacent and comprises of walk in shower, W.C, wash hand basin. On the first floor the landing with access to the loft. Two double bedrooms and one single. Bathroom fitted with 3 Piece suite. on the outside the rear garden laid mainly to paving and with a small lawned area, enclosed by wooden fencing. Front garden with driveway providing off road parking.



GROUND FLOOR  
878 sq.ft. (81.5 sq.m.) approx.



1ST FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA: 1300 sq.ft. (120.8 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+)	<b>A</b>		
(81-91)	<b>B</b>		<b>86</b>
(69-80)	<b>C</b>	<b>71</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			
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.

