



King Street House, King Street, Kempston, Bedford MK42 8BN



King Street House
King Street
Kempston
Bedford
MK42 8BN

£300,000

Situated within walking distance of Kempston's local amenities is this beautiful 2 bedroom modern end of terrace property.

- 2 Bedroom End Of Terraced Property
- Modern/Contemporary Open Plan Living
- Downstairs Wc
- Bright And Airy Entrance Hall With Skylight Window
- Modern Kitchen
- 2 Generous Sized Bedrooms
- Double Glazed Throughout
- Gas Central Heating
- Parking Allocated
- Enclosed Rear Garden With Gated Side Access

- Council Tax Band B
- Energy Efficiency Rating B



The location of the property provides the perfect balance for family living. Set a short distance from the A421 and only minutes away from the M1 Motorway and other key transport links such as Bedford Train Station with direct links to London St. Pancras. Other benefits include a short walk to shops & Bedford Hospital, local amenities including community centre & schooling.



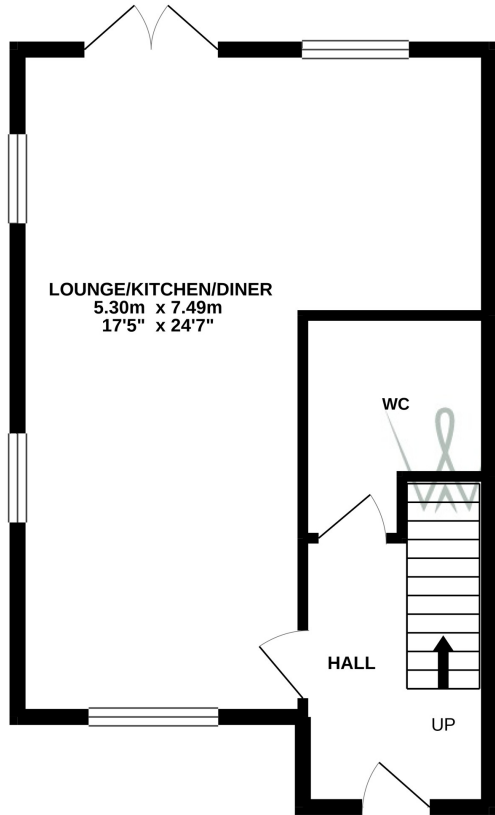
Waldens are delighted to be selected as the marketing agent to offer for sale this beautiful 2 bedroom end of terrace property located close by to local amenities Kempston has to offer. Initially entering the property the welcoming entrance hall has stairs rising to the first floor accommodation. Ground floor doors that lead to a WC where there is plumbing for a washing machine. Open plan lounge/kitchen/diner that is bright and airy. Kitchen area has some integrated appliances. Doors leading into the rear garden from the dining area. To the first floor are 2 well proportioned bedrooms and a bathroom that is fitted with a white 3 piece suite.

Outside the rear garden is full enclosed and mainly laid to lawn with a paved patio area. There is also a gated side access.

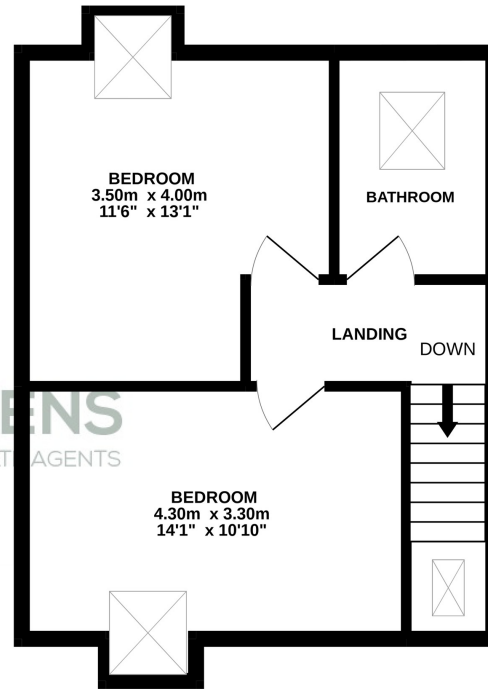
Allocated parking is available at the front of the property.



GROUND FLOOR
41.8 sq.m. (450 sq.ft.) approx.



1ST FLOOR
35.8 sq.m. (385 sq.ft.) approx.



TOTAL FLOOR AREA: 77.6 sq.m. (836 sq.ft.) 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		97
(81-91)	B	85	
(69-80)	C		
(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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