



5 Mardale Close, Kempston, Bedford, Bedfordshire MK42 8JF



Mardale Close  
Kempston  
Bedford  
Bedfordshire  
MK42 8JF

£250,000

No onward chain and priced competitively. Positioned in a cul-de-sac within walking distance of local shops and schools we have for sale this 3 Bedroom terraced property. Briefly comprising of lounge/diner, kitchen, shower room, garage in block.

- 3 Bedroom terraced property
- No chain
- UPVC Double glazed windows and doors
- Storage heaters
- Lounge /Diner
- Kitchen
- Shower room
- Front & Rear gardens
- Garage in nearby block

- Council Tax Band B
- Energy Efficiency Rating D

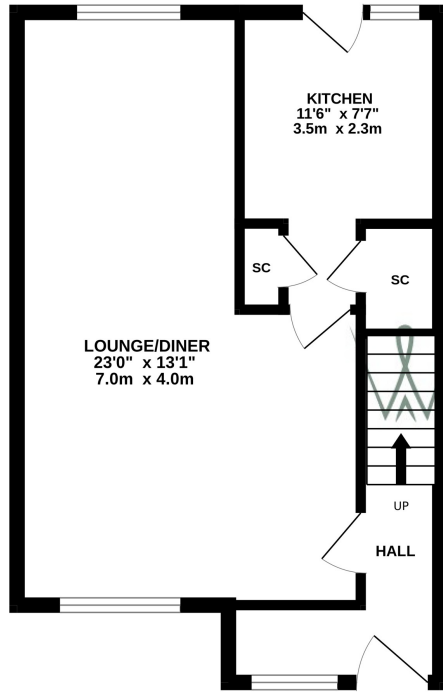


## Close to all amenities

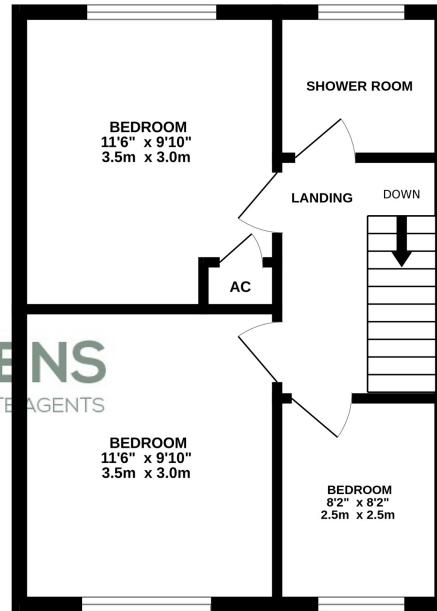
Entering the property into the entrance hall with stairs to first floor and door to living areas. Lounge/diner with windows to front and rear aspect. Kitchen is accessed from the lounge and has been well looked after by the owner and comprises of a range of fitted units with built in oven and hob, space for fridge, plumbing for washing machine, two storage cupboards with one housing the electrics. Door to rear garden. On the first floor the main bedroom is at the front, second bedroom at the rear with built in wardrobes, also built in cupboard with hot water cylinder. Third bedroom being a single. Shower room fitted with shower cubicle, wash hand basin, W.C. On the outside the rear garden all laid to paving and enclosed by wooding fencing with gated rear access. Front garden laid to paving. Garage in nearby block.



GROUND FLOOR  
389 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR  
365 sq.ft. (33.9 sq.m.) approx.



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ESTATE AGENTS

TOTAL FLOOR AREA: 755 sq.ft. (70.1 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>		<b>90</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>59</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC

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