



Chibnall Close, Kempston, Bedford MK42 7FL

WALDENS ESTATE AGENTS





Chibnall Close  
Kempston  
Bedford  
MK42 7FL

£325,000

Beautifully presented three bedroom home located on the 'Pilgrims Rest' development off Cemetery Road in Kempston. Conveniently positioned for shops and schools. Property has En-suite to main bedroom. Downstairs cloakroom. Kitchen/Diner. Lounge with doors into garden. Allocated parking for two vehicles and enclosed rear garden.

- Three Bedroom House
- En Suite & Fitted Wardrobe To Main Bedroom
- Kitchen / Diner
- Lounge with Double Door Into Rear Garden
- Cloakroom
- Bathroom
- Designated Parking
- Gas Central Heating
- Complete Upper Chain

- Council Tax Band D
- Energy Efficiency Rating C





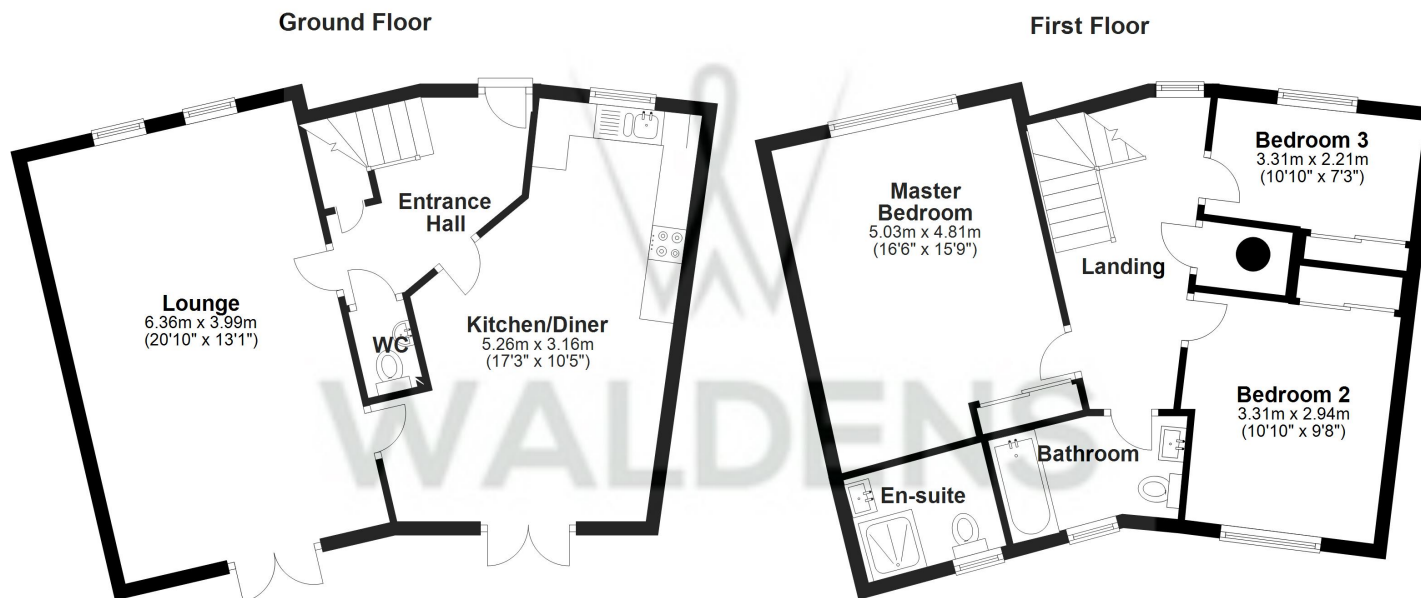
Located on the edge of Kempston makes it ideal location for easy access for A421 /A428/M1 & A1. Kempston itself which has a large array of shops, pubs, restaurants, dentist & doctors is only a short stroll away.



Entering the property you have doors to all downstairs living areas. The lounge is a good sized light and airy room having a window to the front and double door to the rear giving access to the garden. The kitchen / diner is another spacious room, lots of storage and space for appliances. Window to the front and again double doors out onto the garden. Handy downstairs cloakroom. Upstairs like downstairs is in immaculate order, three proportional sized bedrooms. Main having an en-suite shower room. The family bathroom comprises low level WC, wash hand basin, bath with shower attachment and low level WC. The landing is a generous size and allows the current seller to use a section of this to use comfortably as a workspace. Outside the garden has been cared for by the current sellers and is mainly laid to lawn with numerous shrubs and flowers. Enclosed by fencing and access to the parking area via a gate. Allocated parking.

Please note there is a maintenance charge for the parking area only. Four payments of £92.





Total area: approx. 108.9 sq. metres (1171.9 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+) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</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.

