



Hilton Close, Kempston, Bedford MK42 7FT

WALDENS ESTATE AGENTS



Hilton Close
Kempston
Bedford
MK42 7FT

£275,000

Beautifully presented two double bedroom home in immaculate condition. Kitchen/breakfast room, a bright and comfortable lounge, convenient downstairs cloakroom, and a modern upstairs bathroom. Maintained rear garden, along with allocated parking. Ideal for first-time buyers, downsizers, or investors seeking a move-in ready home in a desirable location.

- Two Double Bedroom Mid Terrace
- Downstairs Cloakroom & Upstairs Bathroom
- Kitchen/Breakfast Room
- Lounge overlooking Rear Garden
- Fully Enclosed Rear Garden
- Gas Central Heating

- Council Tax Band C
- Energy Efficiency Rating C



Perfectly positioned with access to A421, A6 and onward to M1 & A1. Walking distance of local amenities

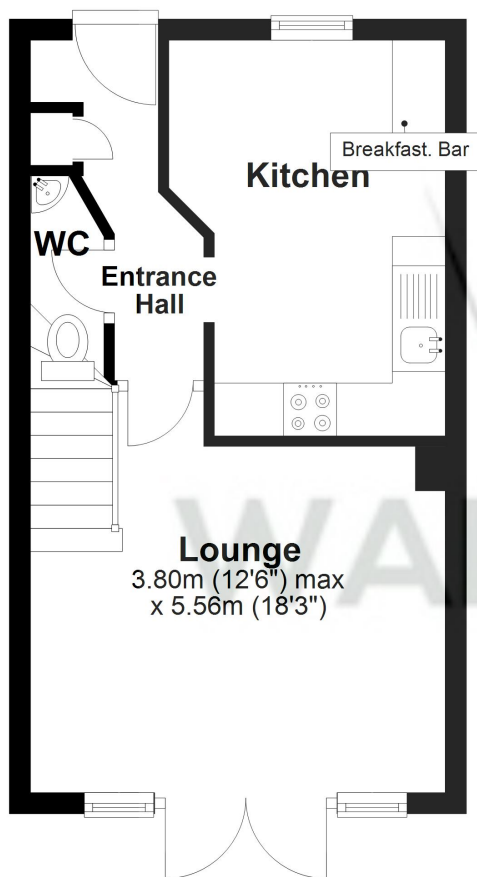


Step into this inviting home via a welcoming hallway, complete with a handy coats cupboard and a convenient low-level WC with wash hand basin. The modern kitchen/breakfast room is positioned at the front, featuring ample storage cupboards, a built-in oven, hob, and extractor, with dedicated space for an upright fridge/freezer and washing machine. Enjoy casual dining at the breakfast bar, perfect for busy mornings or relaxed meals. To the rear, the spacious lounge opens through double doors to a delightful, fully enclosed garden-mainly laid to lawn with a patio area, ideal for entertaining or unwinding. A garden shed provides additional storage, and gated access leads directly to two allocated parking spaces. Upstairs, two double bedrooms both benefit from floor-to-ceiling wardrobes, offering generous storage. Bedroom one is bright and airy with two windows that let the sunlight stream in, while the second bedroom overlooks the rear garden. The family bathroom is well-appointed with a low-level WC, wash hand basin, and a panelled bath with a handy shower attachment. This beautifully presented home combines practical features with comfortable living, making it ideal for professionals, couples, or small families seeking a move-in ready property with excellent amenities and outdoor space

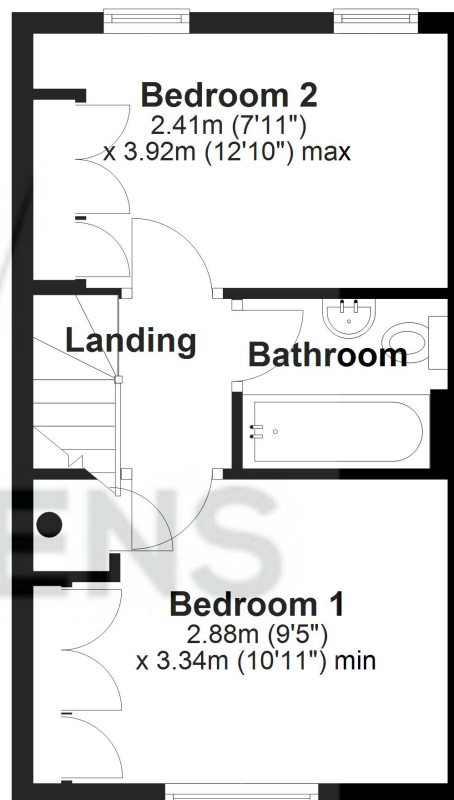
Please note: There is a management yearly charge.



Ground Floor



First Floor



Total area: approx. 62.6 sq. metres (674.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	82
(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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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.

