



Cleveland Street, Kempston, Bedford, Bedfordshire MK42 8DW





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Kempston  
Bedford  
Bedfordshire  
MK42 8DW

£270,000

Waldens are pleased to bring to the market this beautiful Victorian end of terrace property. Two reception rooms, two double bedrooms, upstairs shower room. Off road parking for two vehicles. Courtyard enclosed garden.

- Stunning 2 Double Bedroom Victorian Property
- Off Road Parking
- Improved Throughout By Current Owner
- Lounge & Separate Dining Room
- Re-Fitted Kitchen
- Large Upstairs Bathroom
- Double Glazed & Gas Central Heating
- Close Proximity to Schools & Shops

- Council Tax Band B
- Energy Efficiency Rating D



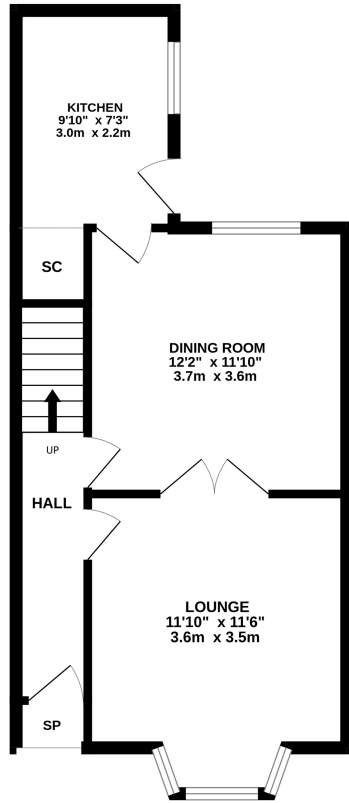


## Close to all amenities

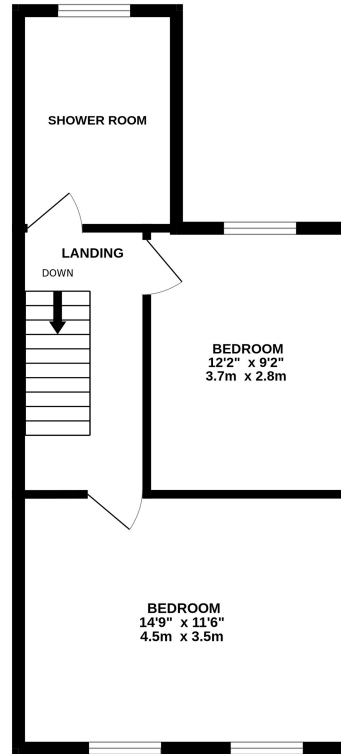
This Victorian home has been improved throughout by the current seller. Entering the property via a hallway which gives access to the first floor. The lounge is accessed from the hall and is of a good size. Large bay window to the front allows natural light to flood in. The dining room is to the rear and is accessed via the hall or through the doors which divide the lounge and the dining room. Kitchen is refitted and has a range of storage with a handy larder cupboard with power which gives space for a freezer. Door from the kitchen leads into the courtyard garden. Upstairs you have two good sized bedrooms and an oversized shower room. The main bedroom is at the front with two windows both double glazed. The second bedroom is to the rear and again is double glazed. The bathroom is a three piece. Outside you have small enclosed courtyard area, which is an ideal area for entertaining. Two brick built storage cupboards with one of them being of good sized and with the appropriate works done correctly you could enlarge the kitchen. The other storage shed is a W.C. A gate leads to the off road parking for two vehicles. Please note that there is a right of way for the neighbouring property between the parking and the gated access from the courtyard area



GROUND FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR  
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA: 867 sq.ft. (80.6 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>		89
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	
(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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