



Malakand Road, Kempston, Bedford, Bedfordshire MK42 8AL

WALDENS ESTATE AGENTS



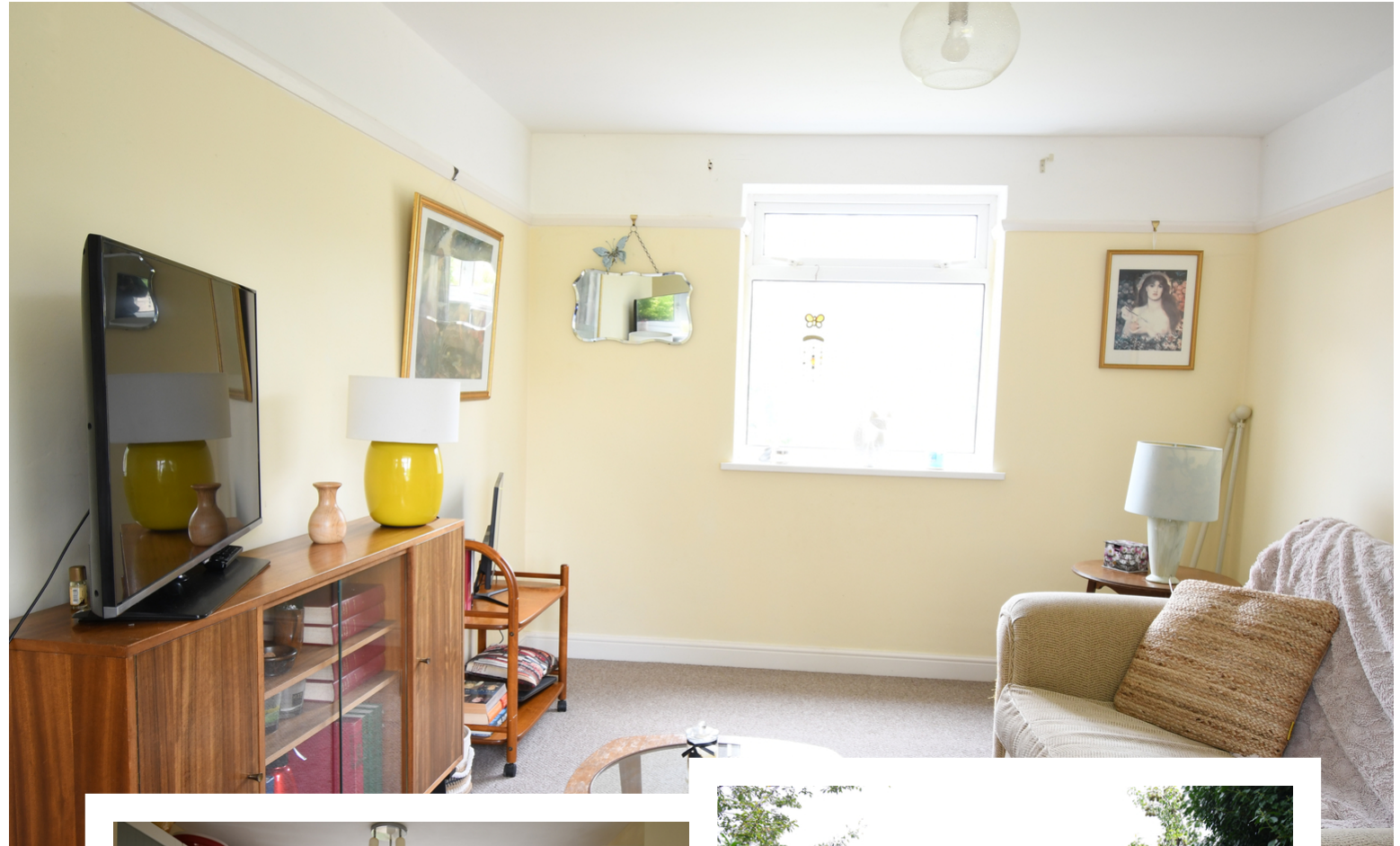
Malakand Road
Kempston
Bedford
Bedfordshire
MK42 8AL

Offers in Region of £254,800

Two double bedroom terraced property which overlooks a green to the front. With the benefit of a large rear garden. Lounge with dual aspect windows, cloakroom, kitchen diner, off road parking.

- Two double bedroom terraced property
- Double glazed windows
- Gas central heating
- Lounge
- Cloakroom
- Kitchen diner
- Bathroom
- Large rear garden
- Off Road Parking

- Council Tax Band B
- Energy Efficiency Rating C



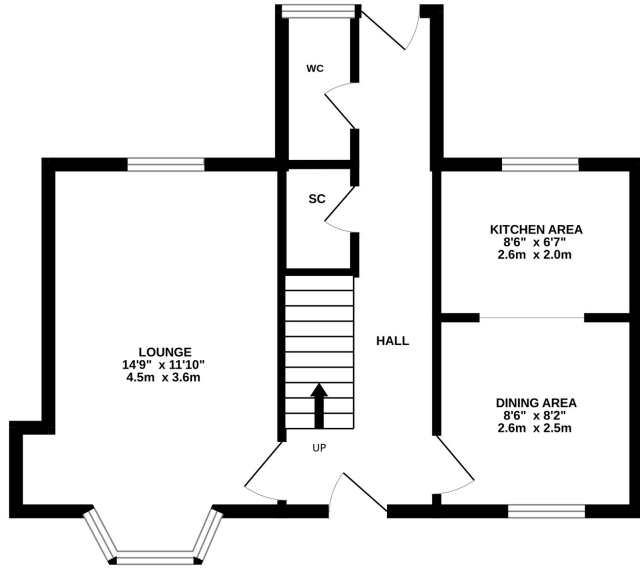
Close to all amenities



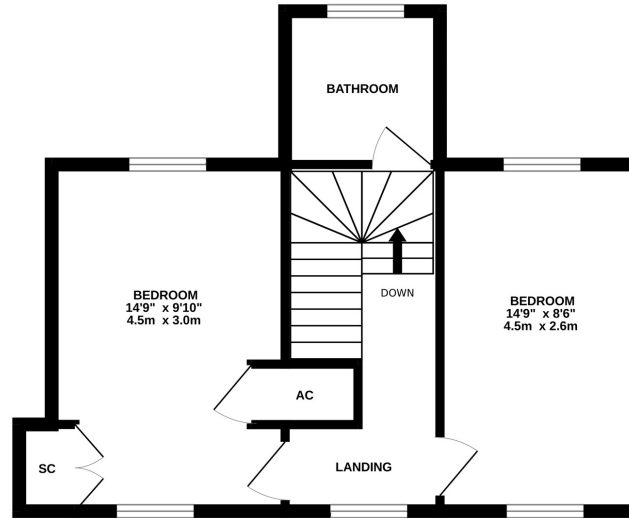
Entering the property into the hallway with doors to living areas and stairs to first floor. Lounge with windows to front & rear. Kitchen with a range of units, space for cooker, fridge, wall mounted boiler. Window to rear aspect. Dining area with window to front. Cloakroom which is off the hallway. Door to rear garden. Bathroom fitted with three piece suite. Bedroom one with two built in cupboards and windows to front & rear. Bedroom two with built in cupboard and windows to front & rear. On the outside as previously mentioned the rear garden is of good size and laid to lawn. Front garden providing off road parking.



GROUND FLOOR
430 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 852 sq.ft. (79.2 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+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	69	
(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.

