



Orchard Street, Kempston, Bedford MK42 7JJ

WALDENS ESTATE AGENTS



Orchard Street  
Kempston  
Bedford  
MK42 7JJ

£305,000

A much cared for three bedroom detached home set on a nice plot with ample off road parking, garage to rear, downstairs cloakroom, two reception rooms, double glazed windows, gas central heating. Upper chain complete.

- Three Bedroom Detached House
- Gas Central Heating
- Separate Lounge
- Dining Room
- Downstairs Cloakroom & Upstairs Bathroom
- Maintained Rear Garden
- Garage & Off Road Parking

- Council Tax Band D
- Energy Efficiency Rating D



Orchard Street is located close to amenities and local schools. Transport links are superb with A421/A428/A6 close by.

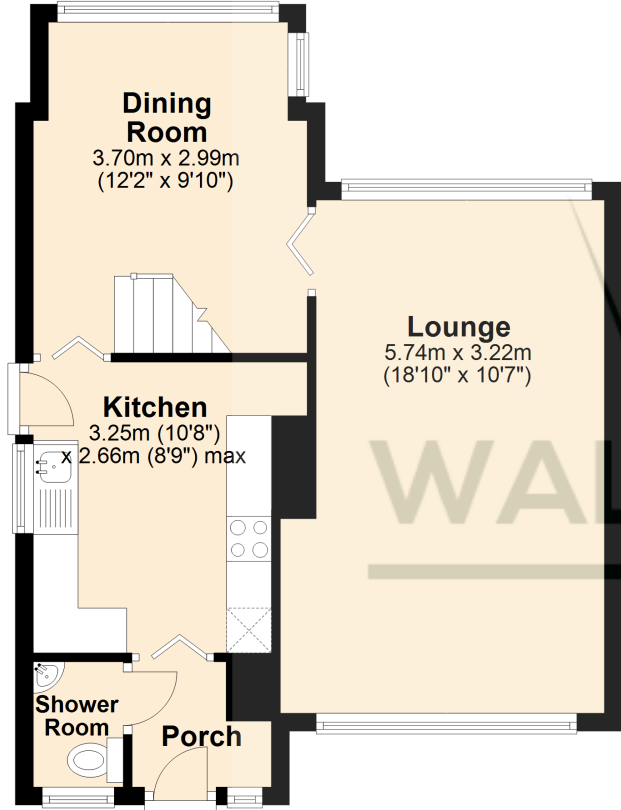


Entering the property into a useful lobby with downstairs cloakroom with low level wc, pedestal wash hand basin and shower attachment. The kitchen has a range of units with built in oven and hob, plumbing for washing machine and space for fridge. Window overlooking the drive, door giving access to the rear garden. From the kitchen you enter the dining room which has the stairs to the first floor and window overlooking the rear garden. The dining room allows access into the sizeable lounge which runs the whole length of the house. Two large windows front and rear which allows natural light to flow in. Upstairs there are three proportional sized bedrooms with a good sized bathroom comprising of a bath, low level WC and wash hand basin. Outside double gates which lead into a covered carport allowing access to garage with up and over door and providing additional parking. The garden is fully enclosed and mainly laid to lawn. The front of the property had a neatly presented lawn and drive allowing parking.



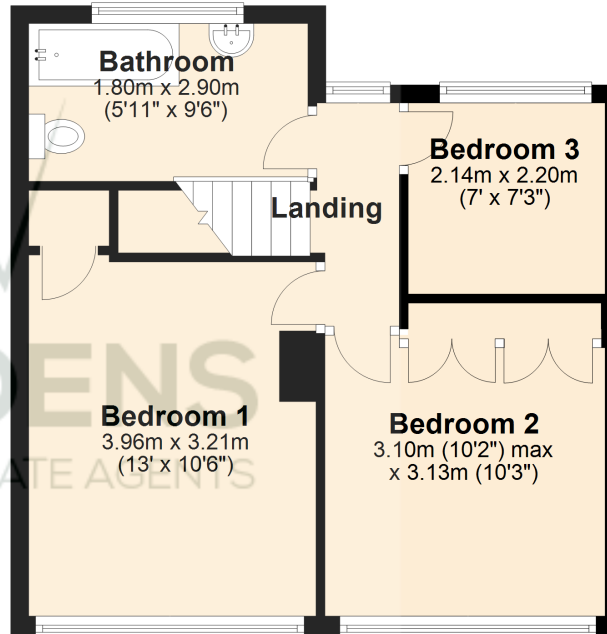
### Ground Floor

Approx. 44.6 sq. metres (480.5 sq. feet)



### First Floor

Approx. 39.4 sq. metres (424.4 sq. feet)



Total area: approx. 84.1 sq. metres (905.0 sq. feet)

Total floor area excludes outbuildings  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>79</b>
(55-68)	<b>D</b>	<b>62</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.

