



Silverdale Street, Kempston, Bedford MK42 8BD

WALDENS ESTATE AGENTS



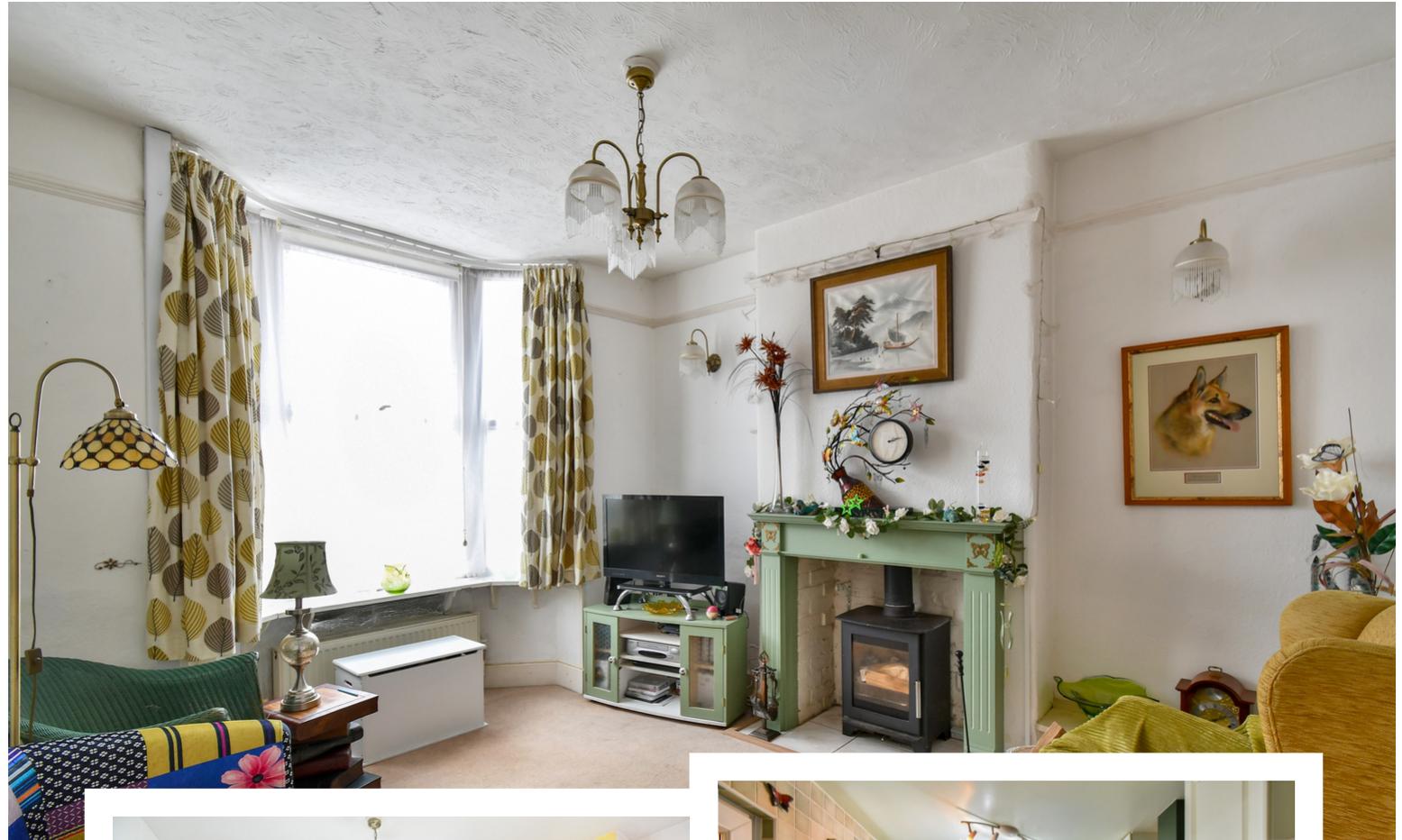
Silverdale Street
Kempston
Bedford
MK42 8BD

£255,000

Two bedroom bay fronted semi-detached property within walking distance to all round amenities. With separate lounge & dining room, kitchen, two bedrooms & four piece bathroom on the first floor. Courtyard garden.

- Well presented 2 Bedroom bay fronted semi-detached property
- Entrance hall
- Lounge
- Dining room
- Kitchen
- Two bedrooms & Four piece bathroom on the 1st Floor
- Courtyard style back garden

- Council Tax Band B
- Energy Efficiency Rating D



Close to local shops, parks & bus routes

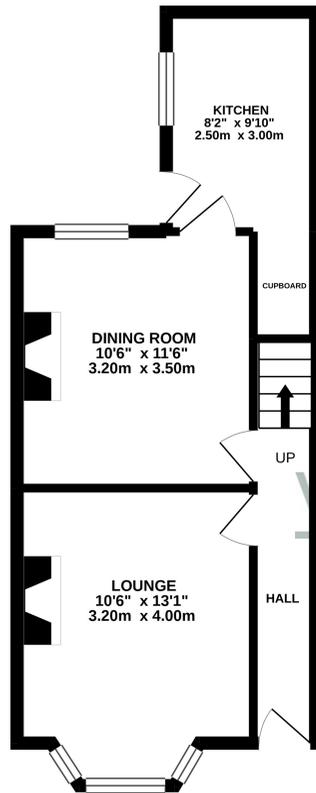


Upon entering the property, you are welcomed into the entrance hall with stairs rising to the first floor and doors leading to both the lounge and dining room. The lounge, located at the front of the property, features a charming fireplace and a large window providing plenty of natural light. The dining room, also benefiting from a fireplace, offers an area for entertaining and includes a door through to the kitchen. The kitchen is fitted with a range of base and wall units, with space for an under-counter fridge and freezer, a cooker, and a washing machine. A door provides access to the rear garden. To the first floor, there are two well-proportioned bedrooms and a four-piece bathroom suite, comprising a bath, separate shower, WC, and wash basin. Externally, the rear garden is courtyard-sized and enclosed by brick walling and wooden fencing, offering a private outdoor space ideal for low-maintenance living.

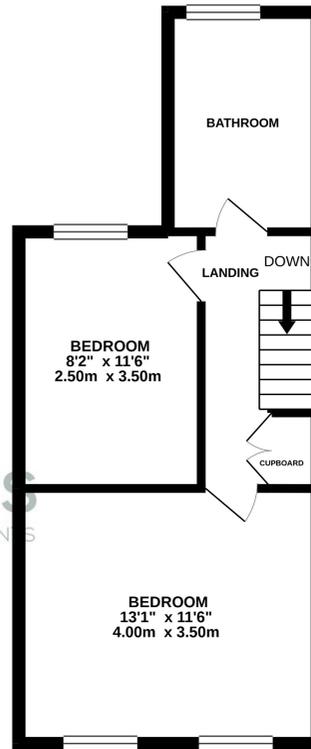
It is recommended that any interested purchasers should satisfy themselves as to the accuracy of all internal measurements and that all heating, hot water, plumbing, sanitary and electrical installations which have not been tested by us are in efficient working order and ensure services are connected. All telephone installations are subject to individual telephone company regulations.



GROUND FLOOR
368 sq.ft. (34.1 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA: 738 sq.ft. (68.5 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		87
(81-91)	B		
(69-80)	C		60
(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.

