



43 Westminster Gardens, Kempston, Bedford, Bedfordshire MK42 8TX

WALDENS ESTATE AGENTS



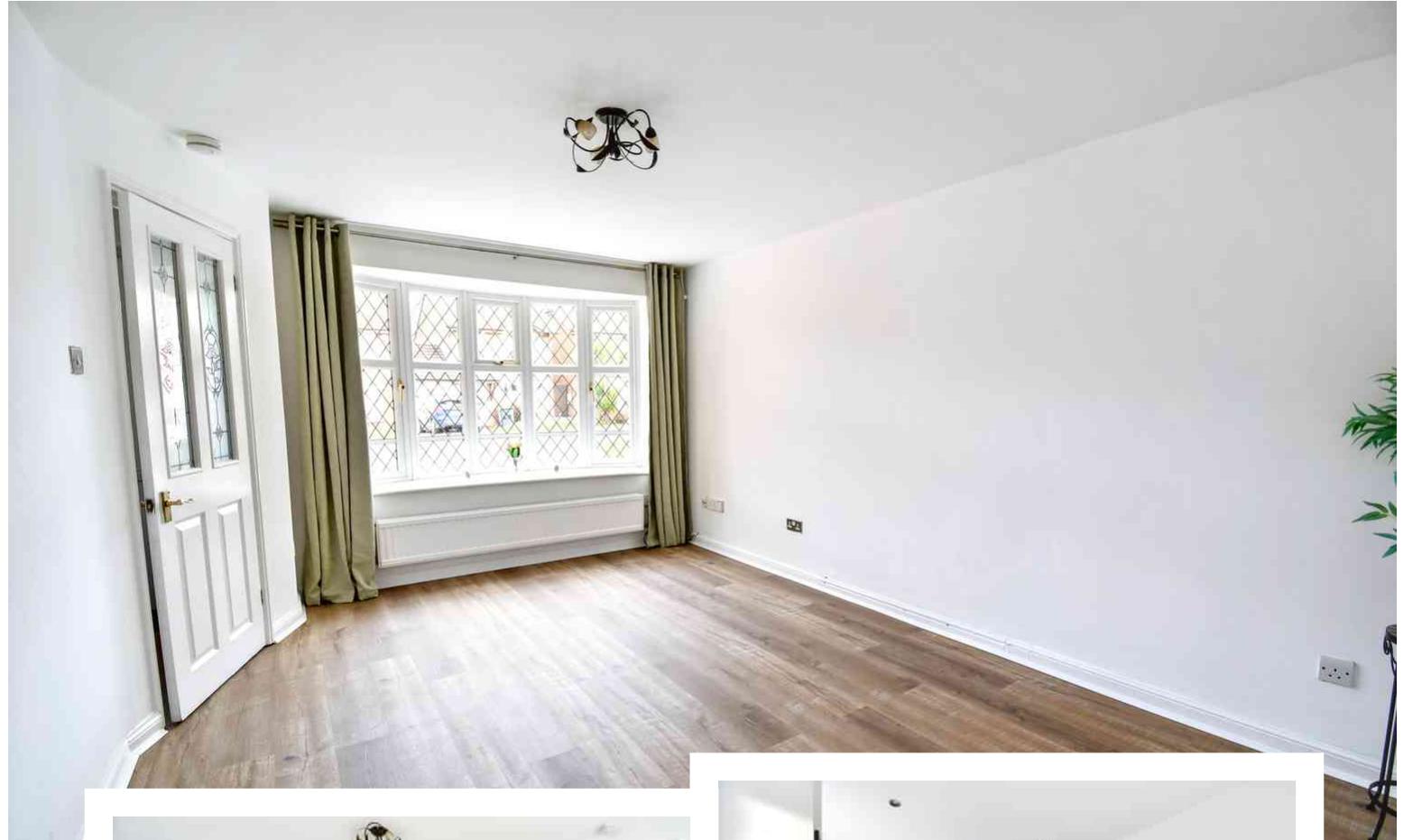
43 Westminster Gardens  
Kempston  
Bedford  
Bedfordshire  
MK42 8TX

£350,000

Charming three-bedroom link-detached house with garage adjacent and drive. Located in a small cul-de-sac. Recently redecorated and offering a welcoming and versatile living space. The property benefits from gas central heating and an enclosed rear garden, providing privacy and outdoor enjoyment.

- Three Bedroom Link Detached
- Garage & Drive
- Combi Boiler Replaced By Current Seller
- Brand New Laura Ashley Flooring in Lounge /Kitchen/Dining Area
- Re-Decorated
- Separate Lounge
- No Onward Chain Complications
- Double Glazed Windows
- Enclosed Rear Garden

- Council Tax Band D
- Energy Efficiency Rating D



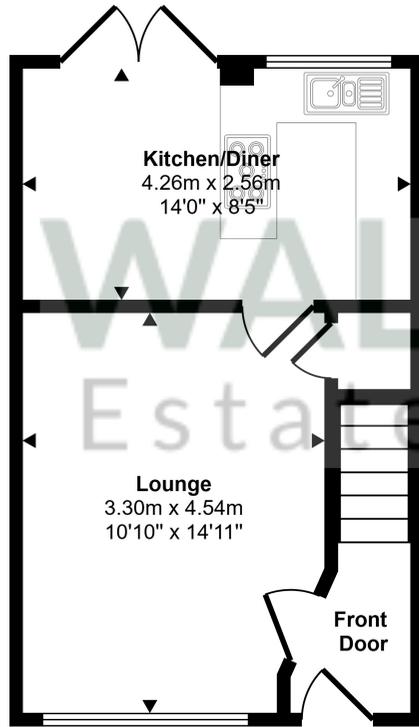
Prime Location within minutes of the River Great Ouse with beautiful river walks. Close to Schools, Shops & Recreation – Walkable to Bedford Station & Bedford Hospital. Just a short drive to the A421 and A428, providing fast access to the A1 and M1 motorway networks. This location offers the perfect balance of connectivity and community.



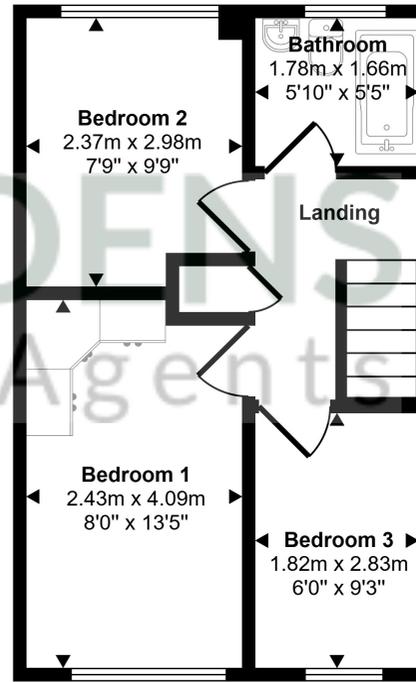
Entering the property, you are greeted by stairs leading to the first floor and a door opening into the spacious lounge. The current seller has recently laid beautiful 'Laura Ashley' flooring throughout the ground floor, creating a cohesive and inviting feel. The lounge is generously proportioned, featuring a large window that allows plenty of natural light to fill the room. The kitchen and dining area are located at the rear of the property. The kitchen is equipped with white storage cupboards, a built-in oven, and a five-ring gas hob. There is ample space for a washing machine and fridge/freezer. The dining area benefits from double doors that open out into the garden, perfect for outdoor entertaining. Upstairs, there are three well-proportioned bedrooms, with one featuring in wardrobes. The family bathroom comprises a three-piece suite, including a low-level WC, wash hand basin, and a bath with an overhead shower. Externally, the garden is designed for relaxing and entertaining, with a decked area providing an ideal space for gatherings. The remainder of the garden is mainly laid to lawn, bordered by shrubs, and enclosed for privacy. There is a personal door leading into the garage. To the front, there is off-road parking and access to the garage, which has an up-and-over door.



Approx Gross Internal Area  
63 sq m / 673 sq ft



Ground Floor  
Approx 31 sq m / 335 sq ft



First Floor  
Approx 31 sq m / 338 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>66</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		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.

