



Duncombe Street, Kempston, Bedford, Bedfordshire MK42 8ED

WALDENS ESTATE AGENTS



Duncombe Street  
Kempston  
Bedford  
Bedfordshire  
MK42 8ED

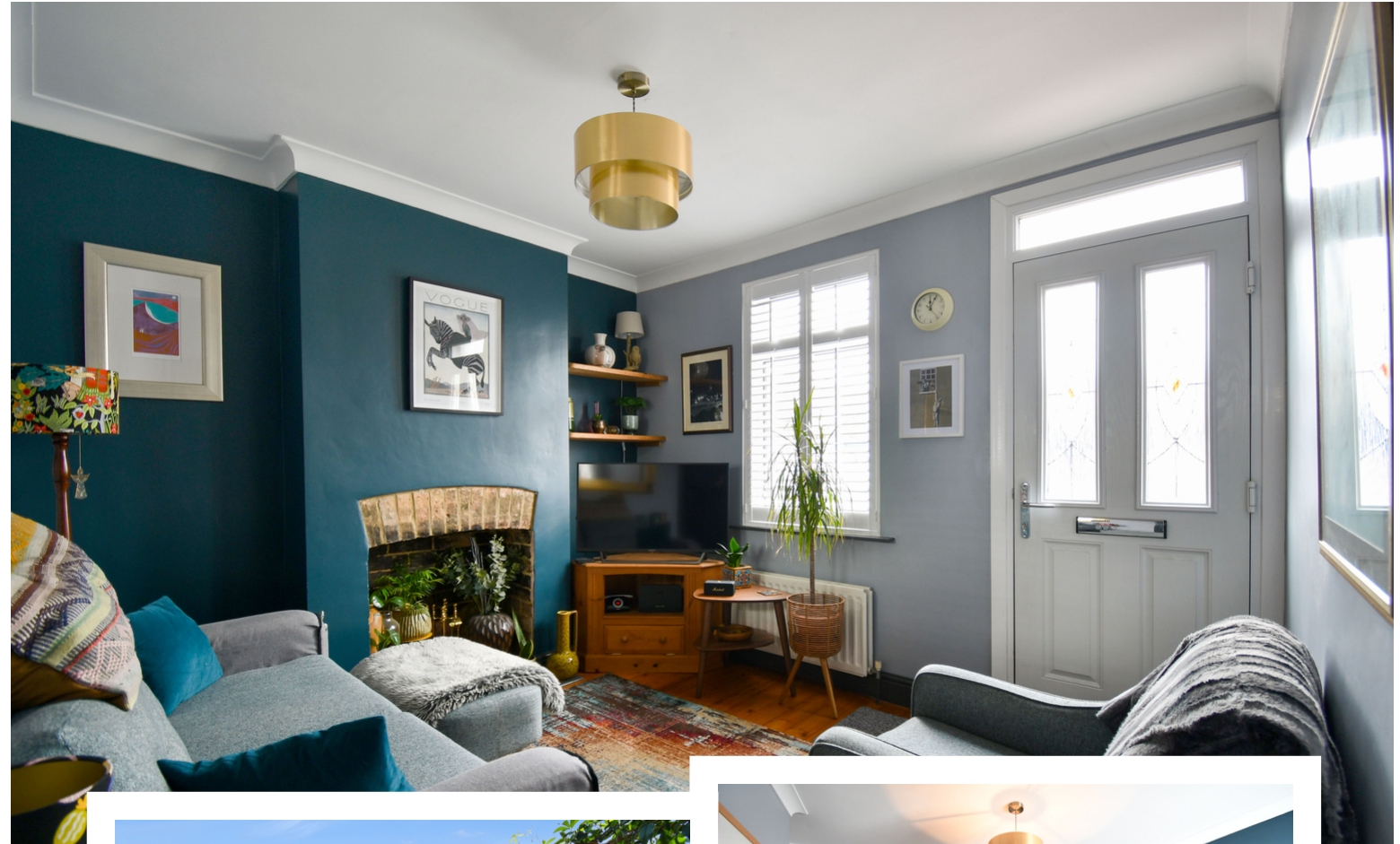
£250,000

Beautifully presented and upgraded by the current owners, who have modernised this two/three bedroom terraced property.

Situated conveniently for Kempston's all round amenities. The property offers a warm and cosy lounge, separate dining room. Modern kitchen and downstairs shower room. Well kept secluded rear garden.

- Well presented 2/3 Bedroom terraced property
- Gas central heating
- Lounge
- Dining room
- Modern & stylish kitchen
- Downstairs shower room
- Bedroom 3 accessed via Bedroom 2
- Well maintained rear garden

- Council Tax Band B
- Energy Efficiency Rating D



## Close to all amenities

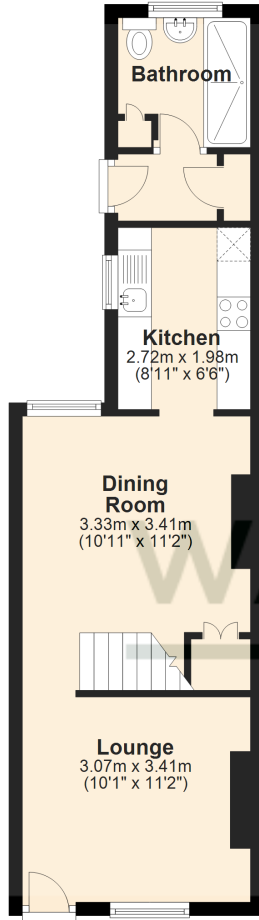


Entering the property into the lounge with feature fireplace and window to front aspect. Dining room with ample room to sit down and eat. Understairs storage cupboard. Kitchen with a range of units and modern worktops. Built in oven and hob. Space's for fridge freezer and dishwasher. Inner lobby with storage cupboard which houses the washing machine. Door to rear garden. Shower room which is fitted with a walk in shower cubicle, W.C and wash hand basin. on the first floor Bedroom 1 at the front of the property. Bedroom 2 with over stairs cupboard. Bedroom 3 as previously mentioned is accessed via bedroom 2. On the outside the rear garden has been lovingly looked after with an abundance of flowers and shrubs. The rear garden is fully enclosed with wooden fencing, it is paved and has a large Dutch barn, there is gated rear access. Front garden with brick retaining wall.



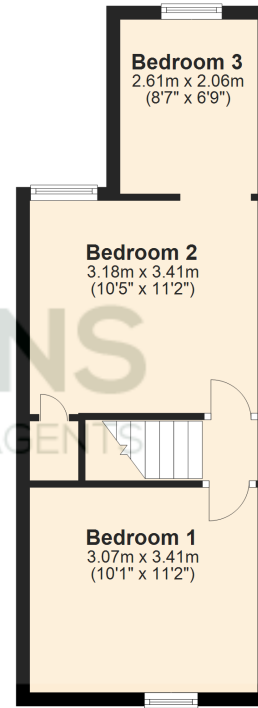
### Ground Floor

Approx. 36.6 sq. metres (393.9 sq. feet)



### First Floor

Approx. 30.7 sq. metres (330.2 sq. feet)



Total area: approx. 67.3 sq. metres (724.1 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>		<b>83</b>
(81-91)	<b>B</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.

