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FOR SALE
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The Elms, Kempston, Bedford, Bedfordshire MK42 7JW



The Elms
Kempston
Bedford
Bedfordshire
MK42 7JW

£275,000

Three bedroom semi-detached property being sold with no onward chain. The property will require some general updating but has the benefit of UPVC double glazed windows and doors. Lounge, kitchen, dining room, fully enclosed rear garden, off road parking and garage.

- Three bedroom semi detached property
- No onward chain
- UPVC Double Glazed Windows & Gas Radiator
- Central Heating
- Lounge
- Kitchen & Dining room
- 3 Bedrooms & Shower Room
- Front & Rear gardens
- Driveway and garage

- Council Tax Band C
- Energy Efficiency Rating C



Close to local amenities



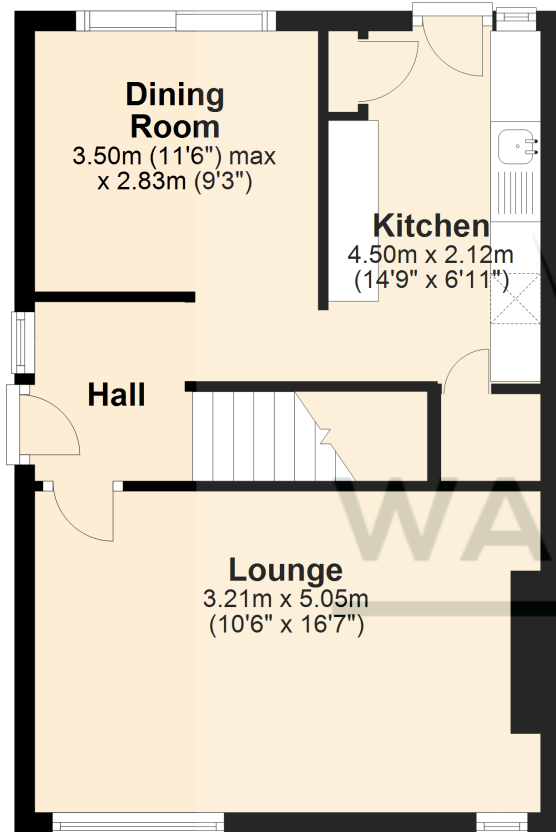
Entering the property into the entrance hall with stairs to first floor and doors to living areas. Lounge at the front with feature fireplace and two windows to front aspect. Dining room with sliding patio door to rear garden. Kitchen with a range of units, space for cooker, fridge & washing machine. Under stairs storage cupboard. Door to rear garden. Upstairs you have two double bedrooms and a single. Showroom fitted with shower cubicle, wash hand basin, W.C. On the outside the rear garden has a large decking area, remainder of the garden laid to lawn. Front garden laid to lawn. Driveway providing off road parking which leads to the garage.

Agents notes. Please note this property is currently going through probate so any transaction cannot be completed before the application is granted.



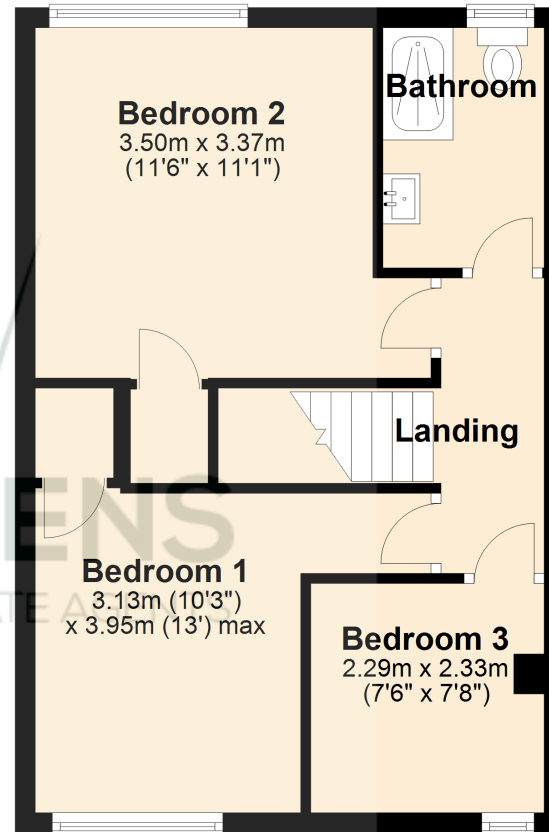
Ground Floor

Approx. 39.4 sq. metres (424.3 sq. feet)



First Floor

Approx. 39.6 sq. metres (425.9 sq. feet)



Total area: approx. 79.0 sq. metres (850.2 sq. feet)

Total floor area excludes outbuildings
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(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.

