



Walnut Walk, Kempston, Bedford MK42 7PL



Walnut Walk  
Kempston  
Bedford  
MK42 7PL

Guide Price £280,000

Introducing this well presented 3 bedroom semi detached property located within close proximity to schooling, amenities and bus routes.

- 3 Bedroom Semi Detached House
- Off Road Parking
- Garage Situated In A Block Nearby
- Lounge
- Kitchen/ Dining Room
- Double Glazed & Gas Central Heating
- Close By To Amenities & Schooling
- Enclosed Garden

- Council Tax Band C
- Energy Efficiency Rating D



Kempston is a popular small town attached to Bedford, just two miles separates the two town centres, and which is wholly self-sufficient in terms of local shopping, schooling and recreation. The town is well located to take advantage of the A421 southern bypass that links the M1 at Junction 13 with the A1 at the Black Cat roundabout. Bedford's mainline railway station offers fast and frequent services to the capital and beyond.



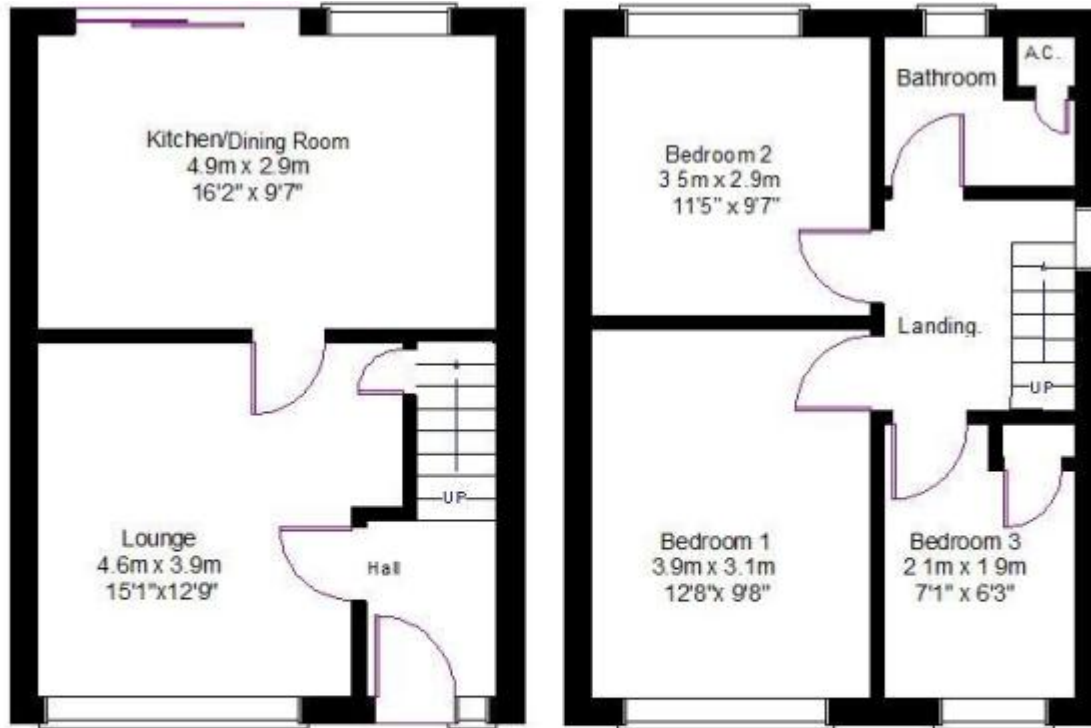
A very well presented three bedroom family home located on this pleasant no through road within this popular part of Kempston ideally positioned for all of Kempston amenities. Occupying the front of the property is a bright and airy lounge. Across the rear on the ground floor the property has a stylish kitchen with work surfaces and a good amount of base and eye level storage units. Upon the first floor, there are two double bedrooms and reasonable size single bedroom and a refitted bathroom.

Outside the garden is fully enclosed with a gated rear and side access. Patio area with the remainder laid to lawn.

Frontage has been changed to block paving by our clients to provide off road parking for 2 vehicles.

Garage is located in a block nearby.





| Energy Efficiency Rating                    |          | Current | Potential               |
|---|----------|---------|-------------------------|
| Very energy efficient - lower running costs |          |         |                         |
| (92+)                                       | <b>A</b> |         | 87                      |
| (81-91)                                     | <b>B</b> |         |                         |
| (69-80)                                     | <b>C</b> |         |                         |
| (55-68)                                     | <b>D</b> | 59      |                         |
| (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 |

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurement of windows, doors, rooms and any other items are approximate and for illustrative purposes only and should be used as such by any prospective purchase, no responsibility will be taken by the agent or representative for any errors.

01234 856684 | sales@waldens.co.uk | www.waldens.co.uk | 188-190 Bedford Road, Bedford, MK42 8BL

Waldens Estate Agents Limited for themselves and for the vendors or lesser of this property whose agents are to give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Waldens Estate Agents Limited has any authority to make or give any representation or warranty or relation to this property.