



Hilton Close, Kempston, Bedford MK42 7FT

WALDENS ESTATE AGENTS



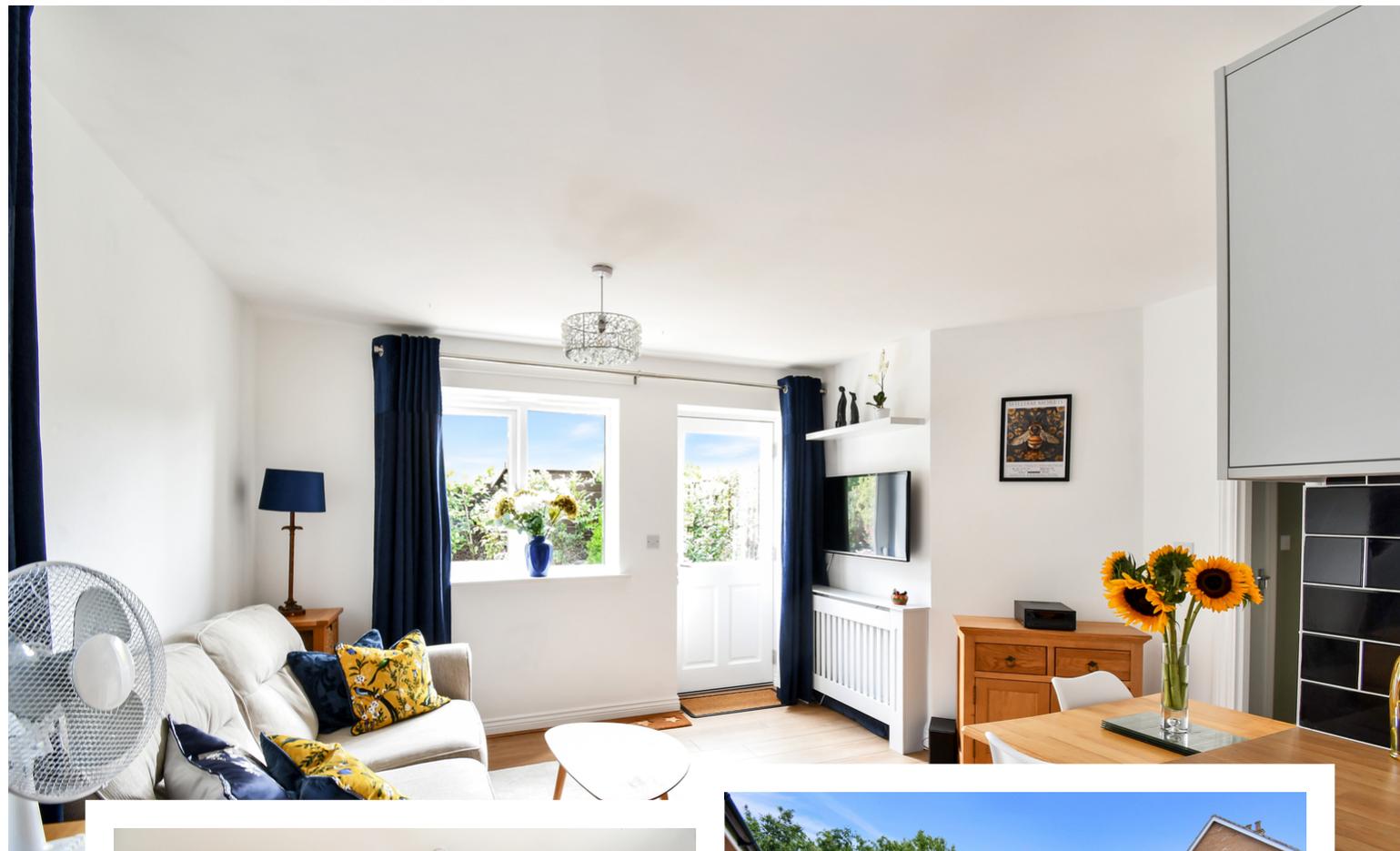
Hilton Close  
Kempston  
Bedford  
MK42 7FT

Guide Price £300,000

Beautifully presented 2 Bedroom bungalow offered for sale. Close to all amenities. Comprising of open planned kitchen/dining/living room. Lounge. 2 Double bedrooms. Bathroom. Well maintained rear garden. Parking space for 2 Vehicles.

- Immaculately presented 2 Bedroom Bungalow
- Entrance hall
- Kitchen/dining/living room
- Lounge
- 2 Double bedrooms
- Bathroom
- Well maintained rear garden
- Parking for 2 Vehicles

- Council Tax Band C
- Energy Efficiency Rating C



## Close to local amenities and road routes



Entering the property through the hallway, you'll find access to all rooms. At the front of the property are two well-proportioned bedrooms, both suitable doubles. The lounge is located off the hallway. The heart of the home is the spacious open-plan kitchen/dining/living area. The kitchen is well-appointed with a range of fitted units, integrated oven, hob, and dishwasher. There is plumbing for a washing machine and space for a fridge. The living area provides ample space to relax, with a door leading directly to the rear garden. The bathroom is fitted with a modern three-piece suite. Outside, the front garden is open-plan and laid to lawn. The beautifully maintained rear garden features a gravelled seating area bordered by raised flower beds and decorative trellis. The remainder of the garden is laid to lawn with an abundance of small trees and further raised flower beds. Gated rear access is also available.

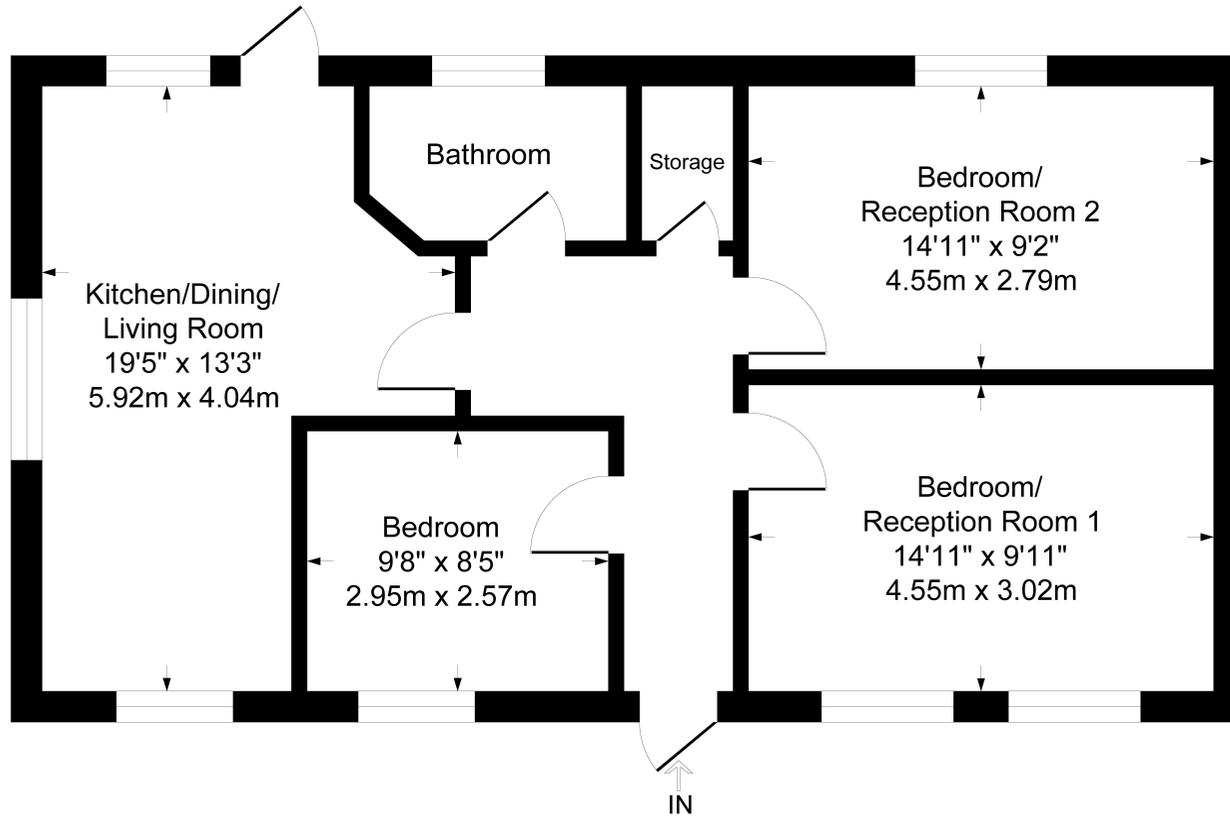
"Please note that this property is currently held under a shared ownership arrangement. However, upon sale, the buyer will be purchasing 100% of the property, and the shared ownership agreement will no longer apply."

"Any prospective buyers should seek legal advice to fully understand the transaction, as purchasing this property may not be as straightforward as buying a property that is solely freehold."

A yearly management fee will apply of approx £802.



Approximate Gross Internal Area = 736 sq ft - 69 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.  
 This floorplan is for illustrative purposes only and not to scale.  
 Measured in accordance with RICS Standards.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>77</b>	<b>82</b>
(55-68)	<b>D</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.

