



King Street, Kempston, Bedford MK42 8BN



King Street
Kempston
Bedford
MK42 8BN

£264,500

Mature 2 bedroom semi-detached property. Gas Rad heating. Double glazed. Re-fitted kitchen. Re-fitted bathroom. Cloakroom. Over 100ft (30M) rear garden. Walking distance to Kempston's all round facilities.

- No onward chain
- Mature 2 Bedroom property
- Gas central heating via radiators
- Re-fitted kitchen
- Re-fitted bathroom
- Double Glazed
- Over 100ft (30M) rear garden
- Ample scope for further extension (STP)

- Council Tax Band B
- Energy Efficiency Rating D



ESTABLISHED RESIDENTIAL ROAD CLOSE TO KEMPSTONS ALL ROUND FACILITIES



This is a spacious 2 bedroom mature semi-detached property located in one of Kempston established residential roads within walking distance to Kempston's all round facilities. The property has been modernised by the present owner to incorporate double glazing throughout, re-fitted kitchen, re-fitted bathroom and gas radiator central heating.

On the ground floor there is an entrance hall, lounge/dining room. good size kitchen and cloakroom.

To the first floor there are two good size bedrooms and the family bathroom with re-fitted modern suite.

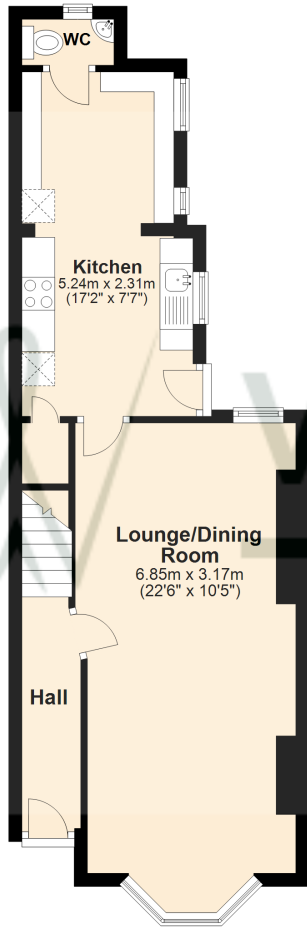
On the outside there is a forecourt style front garden with brick retaining wall with pedestrian access to the side leading to the rear garden.

The rear garden is a focal point of the property measuring over 100FT (30M) in length divided in to various areas and offering scope for extension to the rear (STP).



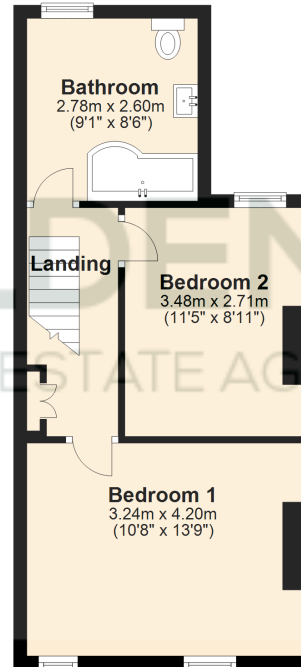
Ground Floor

Approx. 42.4 sq. metres (455.9 sq. feet)



First Floor

Approx. 36.1 sq. metres (388.9 sq. feet)



Total area: approx. 78.5 sq. metres (844.8 sq. feet)

This floor plan is for illustrative purposes only. The total size does include outbuildings and is an approximate. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	61	
(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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