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Littledale Street, Kempston, Bedford MK42 8PJ

WALDENS ESTATE AGENTS



Littledale Street
Kempston
Bedford
MK42 8PJ

£260,000

A fantastic opportunity to purchase this chain free period 3 Bedroom semi detached property located on Littledale Street, Kempston.

- Period Semi Detached Property.
- 3 Bedrooms
- Open Plan Lounge/Dining Area
- Fitted Kitchen
- Downstairs Bathroom Suite
- Double Glazed
- Gas Central Heating
- No Onward Chain

- Council Tax Band B
- Energy Efficiency Rating E



The location of the property provides the perfect balance for family living. Set a short distance from the A421 and only minutes away from the M1 Motorway and other key transport links such as Bedford Train Station with direct links to London St. Pancras. Other benefits include a short



Waldens Estate Agents are delighted to be selected as the marketing agent offering for sale this charming 3 Bedroom period semi detached property on Littledale Street, Kempston.

Upon entering the property the hallway has a stairs rising to the first floor accommodation. Panelled door to the right leads into the open lounge/dining area that has a bay window to the front and a door at the rear leading to the sheltered covered area that further leads to the rear garden. Kitchen is well equipped with ample base and eye level storage and has some fitted appliances and a built in under stair pantry storage area.

Leading on from the kitchen at the rear is the bathroom that is fitted with a white 3 piece suite and has windows to both side and rear.

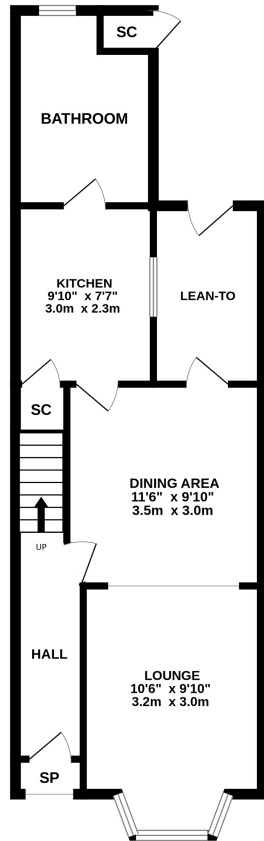
Upon the first floor are 3 well proportioned bedrooms. Bedroom 1 is situated at the front and has a double window. Bedroom 2 is of a generous size and has a window to the rear. Bedroom 3 is to the rear and has a cupboard housing the gas boiler.

Outside - The rear garden is laid to paving providing low maintenance. Enclosed by wooden fencing and has a gated side access.

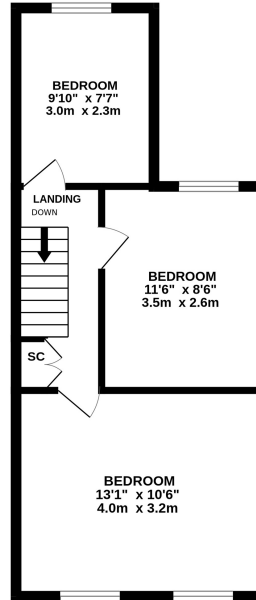
NB - Please note there is a neighbouring property that has a right of way across the rear garden for access.



GROUND FLOOR
537 sq.ft. (49.9 sq.m.) approx.



1ST FLOOR
384 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA: 921 sq.ft. (85.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	52	
(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.

