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IN FRONT
NO CARDS

Silverdale Street, Kempston, Bedford MK42 8BE

WALDENS ESTATE AGENTS



Silverdale Street
Kempston
Bedford
MK42 8BE

£330,000

Well presented 3 Bedroom semi-detached property situated in this popular location close to all amenities. Comprising of. Lounge. Dining Room. Kitchen/Breakfast Room. 4 Piece Bathroom. 2 Double Bedrooms. Bedroom 3 With W.C. Spacious rear garden.

- Well presented 3 Bedroom semi-detached property
- Lounge
- Dining room
- Kitchen/ Breakfast Room
- Rear Lobby
- 4 Piece downstairs bathroom suite
- 3 Bedrooms on the first floor with Bedroom 3 incorporating a W.C
- Good sized rear garden

- Council Tax Band TBC
- Energy Efficiency Rating D

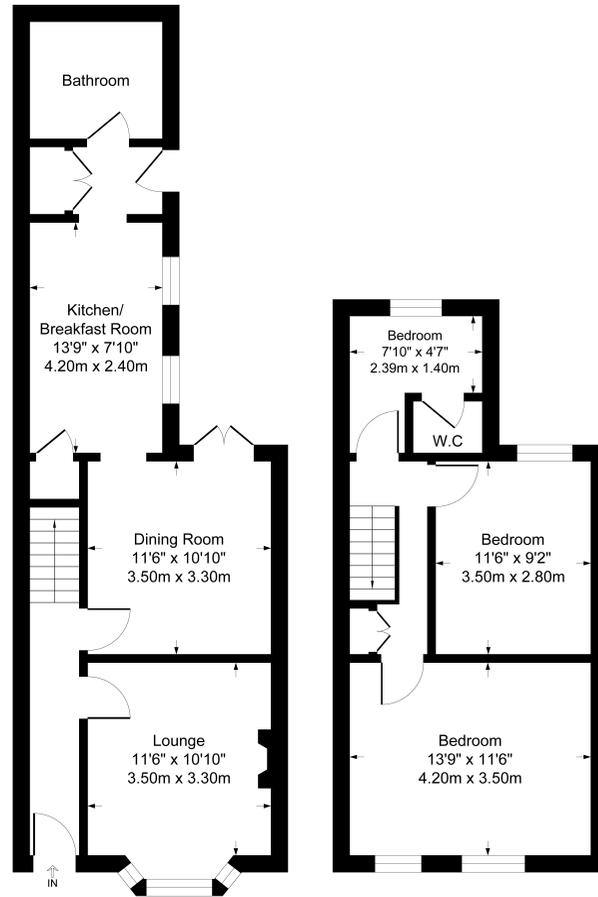


Cul-De-Sac location with amenities close by

Upon entering the property, you are welcomed into the entrance hall with stairs leading to the first floor and doors providing access to the main living areas. The lounge features an attractive fireplace, creating a cosy focal point to the room. The dining room offers ample space for a table and chairs as well as a sofa, making it a versatile area for both entertaining and relaxing. Doors from the dining room lead out to the rear garden. The kitchen/breakfast room is fitted with a range of wall and base units, incorporating a built-in oven and hob, with space available for additional white goods. A rear lobby provides further storage via a cupboard and offers access to the garden and the family bathroom. The bathroom is well-appointed with a bath, separate shower cubicle, WC, and wash hand basin. To the first floor, there are three bedrooms. Bedroom three benefits from an additional WC, installed by the current owner for added convenience. Externally, the rear garden is a generous size and is mainly laid to lawn, with gated side access. To the front, the property is enclosed by brick walling, adding privacy and kerb appeal.



**Approximate Gross Internal Area
951 sq ft - 88 sq m**



Ground Floor

First Floor

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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		61	83
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.

