



Ryswick Road, Kempston, Bedford, MK42 8SW
£230,000 Freehold



Introducing this 2 bedroom terraced property situated in a quiet cul-de-sac on the edge of Kempston. The property provides light & airy accommodation over 2 floors including a spacious lounge, a generous sized fitted kitchen/dining room with door leading to the rear garden, a large double master bedroom with a box bay window to the front, bedroom 2 and a family bathroom. On the outside you will find an enclosed rear garden and a single garage in a nearby block. Being just a short walk to the Bedford hospital, Train Station and local amenities this property would make an ideal first time or investment purchase.

The property is need of some remedial repairs.

Lounge

12'4 x 11'8 (3.76m x 3.56m)

Kitchen/Diner

11'8 x 10'7 (3.56m x 3.23m)

Landing

Bedroom 1

12'6 x 11'8 (3.81m x 3.56m)

Bedroom 2

7'2 x 6'9 (2.18m x 2.06m)

Bathroom

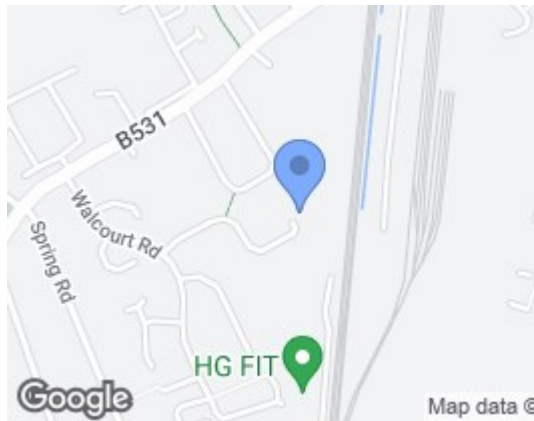
Front & Rear Gardens

Garage

Kempston

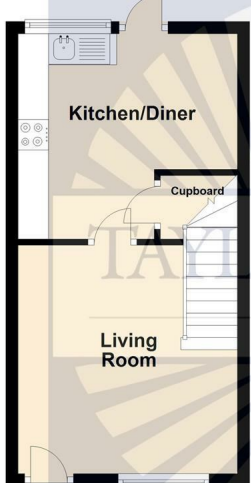
Ryswick Road is situated just behind the Barracks just off Walcourt Road. This area is renowned for its easy access to the Bedford town centre. Kempston itself is a town and civil parish located in Bedfordshire, England. Once known as the largest village in England, Kempston now has a population of around 20,000. Here you will find many amenities including a large Sainsburys, Lidl, many independent shops and restaurants and the Interchange Retail Park, a big shopping complex housing many popular high street stores. In Kempston rural you will also find Box End Park, that incorporated an aqua park, watersports facilities and the highly regarded Corner 5 lakeside restaurant. Kempston is also a mere 2 miles from Bedford Town Centre, Bedford Bus Station and Train Station. There is also great access to the A421, A428 and the A6.

Council Tax: Bedford Borough B



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
89	71	A	A
Very energy efficient - lower running costs (92 plus) 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		Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

Ground Floor
Approx. 25.6 sq. metres (275.9 sq. feet)



First Floor
Approx. 27.5 sq. metres (296.5 sq. feet)



Total area: approx. 53.2 sq. metres (572.4 sq. feet)
Please note this floorplan is illustrative purposes only. It is not drawn to scale and any measurements, floor areas, openings and orientation are approximates. No liability is taken for any error, omission or misstatements. A party must rely on their own inspection(s). Plan produced by Taylor Made-Bedford. Powered by Plan Up
Plan produced using PlanUp.

These particulars of sale are a general outline, acting as guidance only. All descriptions, dimensions and references to condition are given without responsibility falling upon the vendors or their agents. Taylor Made Residential has not tested any apparatus, equipment, fixtures or services. We have not sought to verify the legal title of the property, purchasers must obtain verification from their solicitor. This is offered for sale on a Subject to Contract and Without Prejudice basis 2023.



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