



Brocklehurst Road, Kempston, Bedford, MK42 7GE
Guide price £250,000 Freehold



A superb 2 bedroom end of terrace property ideally situated in this quiet cul de sac in the popular new development in Kempston with open views to the front. Beautifully presented throughout, the property offers an entrance hall with a modern cloakroom leading through to an light and airy open planned lounge/kitchen/diner with various integrated appliances and a door leading out to the garden. Upstairs you will find a spacious master bedroom with a fitted wardrobe, bedroom 2 and a stylish shower room. Outside there is a car port driveway to the side of the property and gated access leading though to an impressive shared garden area and access to a bike store. Being just a short walk to local amenities, parks and with excellent road links, this property would make the ideal first home or investment purchase.

****THE GARDEN IS SHARED****

Entrance

Cloakroom

Open Plan Kitchen/Diner/Lounge

16'08 x 16'06 (5.08m x 5.03m)

1st Floor Landing

Bedroom 1

12'5 x 8'05 (3.78m x 2.57m)

Bedroom 2

7'11 x 7'05 (2.41m x 2.26m)

Family Shower Room

Outside

Communal Gardens

Car Port Driveway To Side

Bin/Bike Store

Kempston

Kempston 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.

Maintenance Charge

Management charge for shared garden- £412.02 per annum

Open space management charge - £120 per annum

Council Tax: Bedford B



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Total Area: 52.0 m² ... 560 ft²



Please note this floorplan is for illustrative purposes only.

It is not drawn to scale and any measurements, floor areas, openings and orientations 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 ZPlan.

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--|---------|--|---------|
| Current | Maximum | Current | Maximum |
| Very energy efficient - lower running costs 97-100 A | 83 | Very environmentally friendly - lower CO ₂ emissions 92-100 A | |
| 84-96 B | | 84-91 B | |
| 69-83 C | | 69-83 C | |
| 54-68 D | | 54-68 D | |
| 39-53 E | | 39-53 E | |
| 24-38 F | | 24-38 F | |
| 9-23 G | | 9-23 G | |
| Not energy efficient - higher running costs 1-8 G | | Not environmentally friendly - higher CO ₂ emissions 1-8 G | |

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 2024.



Taylor Made Residential Limited
Taylor House, Roman Gate, Saxon Way, Great Denham, Bedford, MK40 4FU



01234 302043



bedford@taylormadepropertyes.co.uk
www.taylorlandandpropertygroup.co.uk

Company Registration: 10726223 VAT Number: 268 8165 58

