



Oliver Close, Kempston, Bedford, MK42 7FW
Offers over £330,000 Freehold



We are pleased to offer for sale this modern 3-bedroom semi-detached home situated in a cul-de-sac off of Wilkinson Road in Kempston.

This lovely family home is in fantastic condition throughout and offers internally an, entrance hall, cloakroom, living room and a well fitted kitchen/diner with integrated appliances and French doors leading to the rear garden. The first floor comprises master bedroom with en-suite and fitted wardrobes, two further bedrooms and a family bathroom. Externally the property has an enclosed corner plot rear garden with patio area and driveway to the side providing parking for 2 cars.

Early viewing of this fantastic family or first time buyers home is highly recommended.

Entrance hall

WC

Lounge

15'1" x 12'2" (4.61m x 3.73m)

Lobby

Kitchen/Diner

15'6" x 12'9" (4.74m x 3.89m)

First Floor Landing

Master Bedroom

10'8" x 10'6" (3.26m x 3.22m)

En-suite

Bedroom 2

8'3" x 12'9" (2.54m x 3.89m)

Bedroom 3

8'3" x 7'3" (2.53m x 2.22m)

Bathroom

Rear Garden

Driveway to side for x2 Cars

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.

Kempston Service Charges

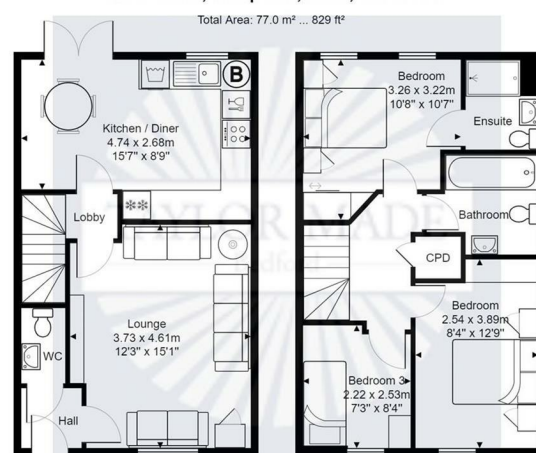
Open Space Management Charge £120.00 per annum

Council Tax: Bedford Borough Council C



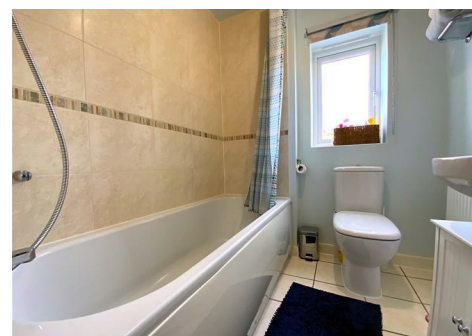
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Maximum	Current	Maximum
Very energy efficient - lower running costs 91 (A)	91 (A)	Very environmentally friendly - lower CO ₂ emissions 91 (A)	91 (A)
81 (B)	78 (C)	81 (B)	78 (C)
69 (C)	69 (C)	69 (C)	69 (C)
55 (D)	55 (D)	55 (D)	55 (D)
41 (E)	41 (E)	41 (E)	41 (E)
27 (F)	27 (F)	27 (F)	27 (F)
13 (G)	13 (G)	13 (G)	13 (G)
Not energy efficient - higher running costs England & Wales	EU Directive 2002/91/EC	Not environmentally friendly - higher CO ₂ emissions England & Wales	EU Directive 2002/91/EC

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Please note this floorplan is for illustrative purposes only. It is not drawn to scale and any measurements, floor areas, openings and orientations are approximate. 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.

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.



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