



Chibnall Close, Kempston, Beds, MK42 7FL
Price £245,000 Freehold



A well presented 2 bedroom Freehold coach house with a garage, ideally located in this quiet close in Kempston. This superb property offers spacious living accommodation throughout including a private entrance hall with stairs leading up to the first floor. There is a light & airy dual aspect lounge/dining room with a storage cupboard and the inner hallway leading through to a modern kitchen with integrated appliances. There are two well proportioned double bedrooms with fitted wardrobes to bedroom 1 and a modern 3 piece family bathroom. On the ground floor you have an integral door from the entrance hall through to a generous sized garage and on the outside an additional parking space in front of the garage. Being just a short walk to local shops, schools and parks, this fantastic coach house makes ideal first time home or investment opportunity.

Ground Floor:

Entrance Hall

Stairs Leading to 1st Floor

1st Floor Hallway

Lounge

17'8 x 15'10 (5.38m x 4.83m)

Master Bedroom

11' x 10'6 (3.35m x 3.20m)

Bedroom 2

10'5 x 8'5 (3.18m x 2.57m)

Kitchen

12'6 x 6'8 (3.81m x 2.03m)

Bathroom

Council Tax: Bedford B

Outside:

Single Garage

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.

Management Charges

Open Space Charge - £60 per annum

Management Charge - £341.20 per annum



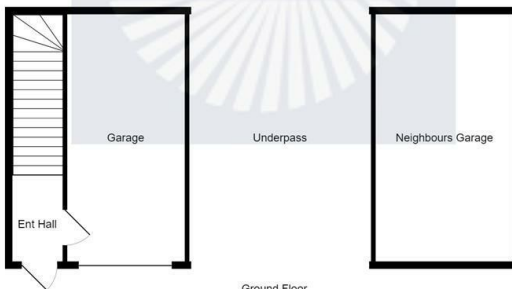
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(91-100) A	81	(10-100) A	
(81-90) B		(91-100) B	
(69-80) C		(81-90) C	
(55-68) D		(69-80) D	
(48-54) E		(55-68) E	
(41-47) F		(48-54) F	
(35-40) G		(41-47) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
(1-34)		(1-10)	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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Total Area: 58.0 m² ... 624 ft²



1st Floor



Ground Floor

Please note this floorplan and all furniture shown is for illustration 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.

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