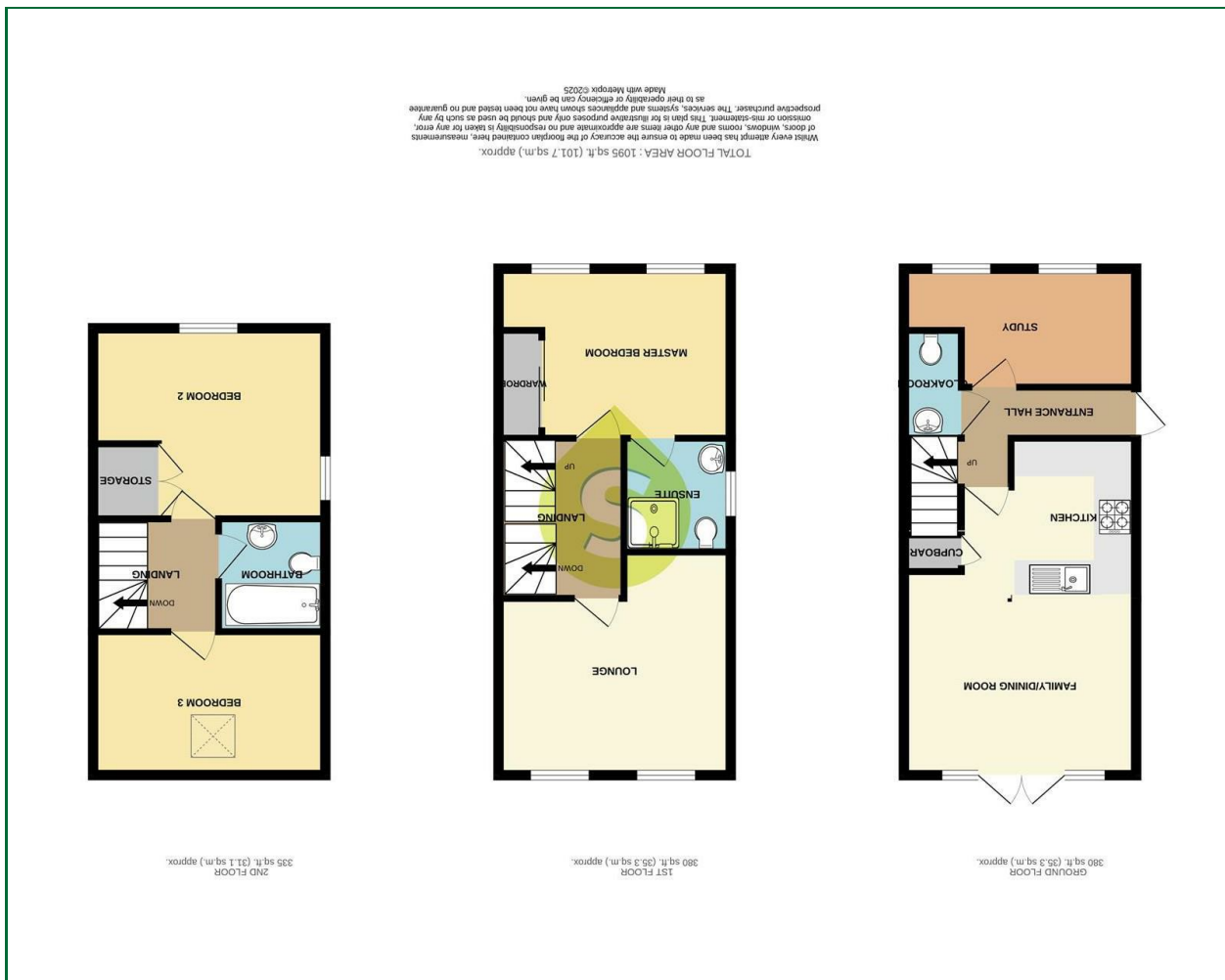




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

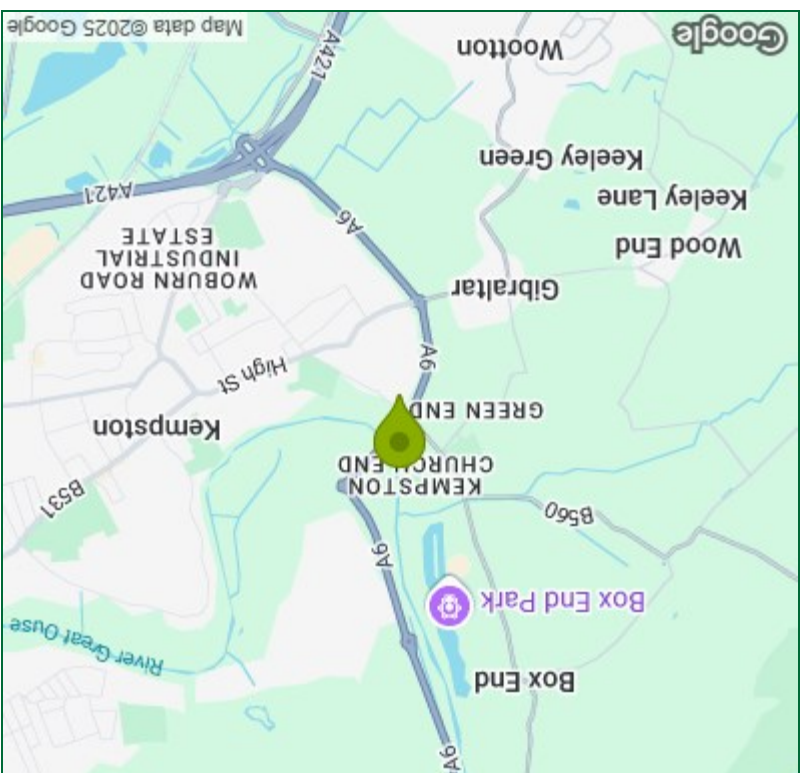
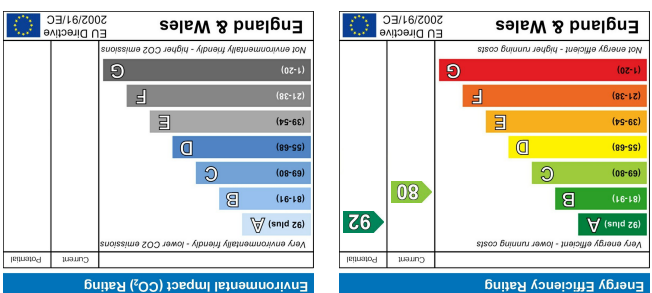
If you wish to arrange a viewing appointment for this property or require further information, please contact our Shefford Office on 01462 814087

### Viewing



Floor Plan

### Energy Efficiency Graph



Area Map



Hebbes Close,  
KEMPSTON |  
£350,000



#### Entrance Hall

uPVC double glazed entrance door, radiator, stairs leading to first floor.

#### Cloakroom

White suite comprising of low level w.c, wash hand basin, radiator, tiled floor.

#### Study

13'0" x 6'0"

Two uPVC double glazed window to front, radiator.

#### Kitchen/Diner

20'0" x 13'0"

Fully fitted kitchen with a range of base and eye level units with roll top work surfaces, one and a half stainless steel sink with mixer tap, breakfast bar, integrated oven, hob, fridge/freezer, dish washer and washing machine, radiator, inset spot lights, French doors to garden.

#### Landing

Radiator, stairs leading to first floor.

#### Lounge

13'0" x 11'1"

Two uPVC double glazed windows to rear, radiator, inset spot lights.

#### Bedroom One

13'0" x 9'0"

Two uPVC double glazed windows to front, radiator, fitted sliding door wardrobe.



#### En Suite

White suite comprising of fully tiled double shower cubicle, low level w.c, pedestal wash hand basin, tiled floor, extractor fan, uPVC double glazed window to side.

#### Landing

Doors to bedrooms two, three and bathroom.

#### Bedroom Two

13'0" x 11'0"

uPVC double glazed window to front, radiator, fitted cupboards.

#### Bedroom Three

13'0" x 8'0"

Velux window to rear, fitted double cupboard.

#### Bathroom

White suite comprising of panel enclosed bath, low level w.c, pedestal wash hand basin, inset spot lights, tiled walls, uPVC double glazed window to side.

#### Front Garden

Driveway providing off road parking for two cars.

#### Rear Garden

Fully enclosed rear garden with paved patio and garden shed, gated access to front.

#### Agents Notes

Freehold

Council Tax band D.

Annual service charge fee TBC.

