





King Street, Kempston, Bedford MK42 8BW

william
h brown

welcome to

King Street, Kempston, Bedford

William H Browns are pleased to offer for sale this two bedroom home with a much larger plot than normally found with a property of this size. The garden has to be seen to be fully appreciated highly recommended.

Entrance Porch
UPVC door to front.

Entrance Hall
Stairs to first floor landing.

Lounge/Diner
UPVC window to front, radiator, non working open fireplace.

Dining Area
UPVC windows to side and rear.

Kitchen
Range of wall and base level units with work surface over, single drainer sink, oven an extractor hood, UPVC window to side, UPVC door to rear garden.

Utility Room
Range of wall and base level units, plumbing for dishwasher and washing machine, door to cloakroom.

Cloakroom
Wall mounted wash hand basin, low level WC, frosted window to side.

First Floor
Landing
Doors to all rooms, built-in cupboard.

Bedroom One
UPVC window to front, radiator, built-in wardrobes.

Bedroom Two
UPVC window to rear, radiator.

Bathroom
Suite comprising wash hand basin, low level WC, bath with shower over, radiator, tiling to splash back areas.

Outside
Front
Driveway with parking for two vehicles.

Rear Garden
Patio area, laid to lawn, mature trees, gated access to driveway, rear patio area, enclosed.

Outbuilding
Large outbuilding with multiple uses as office/gym with power and light.









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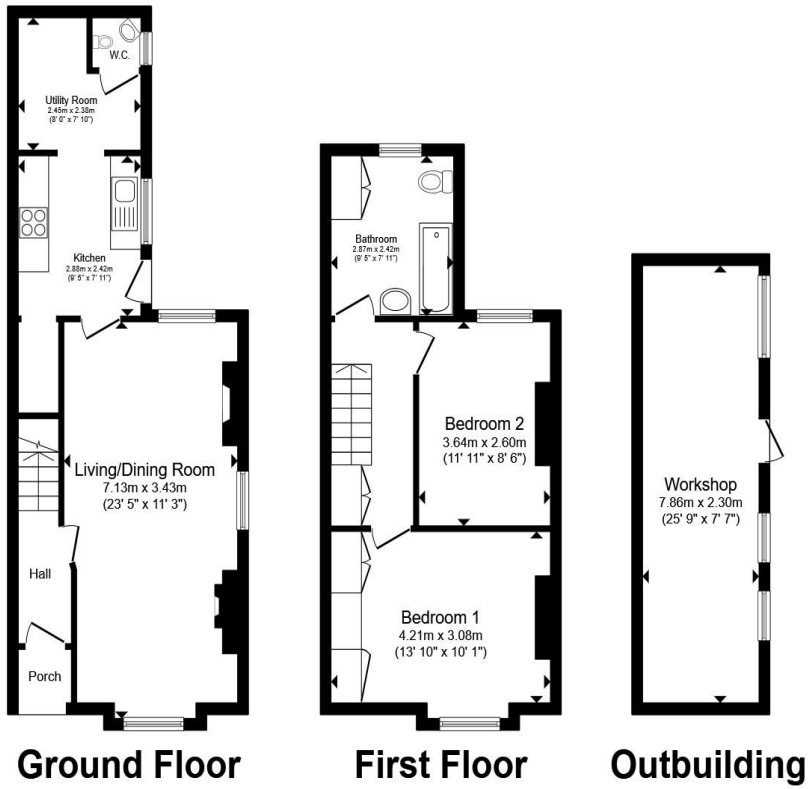
welcome to

King Street, Kempston Bedford

- Two bedrooms
- Lounge/diner
- Kitchen with separate utility
- Downstairs cloakroom
- UPVC double glazed

Tenure: Freehold EPC Rating: E
Council Tax Band: B

£300,000



Total floor area 79.4 m² (855 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
BFD105784 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.