



**Chibnall Close, Kempston, Bedford, MK42 7FL**  
**Offers over £265,000 Freehold**



A chance to acquire this well presented 2 bedroom freehold coach house, ideally situated in a quiet position in Kempston. This superb property offers spacious living accommodation throughout, including a private entrance hall with stairs leading to the first floor. There is a light and airy dual aspect lounge/dining room with a storage cupboard, an inner hallway leading to a modern kitchen with integrated appliances, two well proportioned double bedrooms with fitted wardrobes to bedroom one, and a modern three piece family bathroom. On the ground floor, there is an integral door from the entrance hall through to a generous sized garage with storage and a brand new electric roller door. Outside, there is an additional parking space in front of the garage. Further benefits include a fully boarded loft with ladder and power, newly fitted blinds, LED light fittings, and curtains and poles being left in the property. Being just a short walk from local shops, schools and parks, this fantastic coach house would make an ideal first time home or investment opportunity.

Entrance Hall

Stairs to First Floor

Lounge/Diner

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

Landing

Kitchen

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

Bedroom One

11'0 x 10'6 (3.35m x 3.20m)

Bedroom Two

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

Integral Garage

One Allocated Parking Space

### 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, two Post Offices, other independent shops and restaurants, Addison Park 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, an aqua park with 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 Charge

£29.89 paid monthly to Hegarty

Council Tax: Bedford Borough B



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Total Area: 58 SqM = 624.3 SqFt (approx)

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 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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Maximum	Current	Maximum
81	81	C	C

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 2026.



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