



Mayfield Close, Kempston, Bedford, MK42 8UP

Welcome to

Mayfield Close, Kempston Bedford

This is a clean, practical two-bedroom terraced home in Mayfield Close, Kempston, with hard flooring throughout, good natural light, functional storage, and a straightforward garden layout.

Entrance Porch

Hard Flooring, Fuse Box

Living Room

14' 7" x 12' 4" (4.45m x 3.76m)

Hard Flooring, 2 Radiators, Thermostat, Smoke Alarm, 2 Windows to the Front Aspect

Kitchen/Dining Room

12' 4" x 10' 11" (3.76m x 3.33m)

Hard Flooring, Radiator, Extractor Fan, Boiler, Sink, Cupboards/Drawers, Carbon Monoxide Alarm, 3 Windows to the Rear Aspect, Door leading to the Rear Garden

Landing

Hard Flooring, Loft Hatch, Storage Cupboard with Tank at the Bottom

Bedroom One

12' 4" max x 11' 2" max (3.76m max x 3.40m max)

Hard Flooring, Radiator, 2 Windows to the Front Aspect

Bedroom Two

11' 1" max x 6' 8" max (3.38m max x 2.03m max)

Hard Flooring, Radiator, Storage Cupboard Built into the Wall, Window to the Rear Aspect

Bathroom

Hard Flooring, Wash Hand Basin, Bath with Overhead Shower, WC, Radiator, Extractor Fan, 2 Windows to the Rear Aspect

Rear Garden

Permanent Slabs by the Back Door, Grass Area, Walkway Path to the Rear

Front Garden

Outside Light, Cupboard by the Front Door (has all meters)

Agents Note

This property is part of a large Title that includes other properties that are not included in this sale. The creation of a new Title for the property being sold will be undertaken during the conveyance in preparation for completion. Your conveyancer will take the necessary steps and advise you accordingly.

We may not have all material information relating to this property. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

The monthly service charge of £13.90 is applicable to the property as a guide only and is subject to confirmation and possible annual increase. Please enquire with the branch at time of interest where they would be happy to check.

We have not tested any apparatus, equipment, fixtures, fittings, or connection of utility services. Any checks to working condition and substantiality will be at the buyers own cost.

Service Charge

£13.90pcm - check Agents Note for more information

Grounds Maintenance

£12.09pcm

Admin Fee

£1.81pcm





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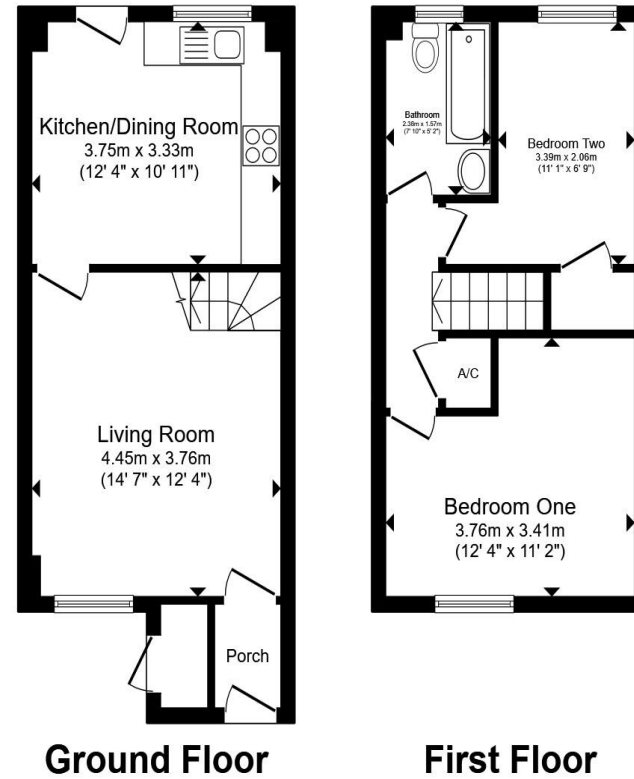
Welcome to

Mayfield Close, Kempston, Bedford

- Two-Bedrooms
- Terraced
- Natural Light Throughout
- Spacious Lounge/Diner
- Upstairs Landing with Storage and Loft Hatch

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

£225,000



Total floor area 61.9 m² (666 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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Property Ref:
BFD105639 - 0006

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 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 cannot 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.

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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