



Williamson Road, Kempston, BEDFORD, MK42 7HL

Welcome to

Williamson Road, Kempston BEDFORD

William H Brown are delighted to present this three-bedroom first floor flat in the lovely location of Kempston.

Porch

5' 9" x 7' 2" (1.75m x 2.18m)

Living/Dining Area

14' 5" max x 19' 7" max (4.39m max x 5.97m max)

2 windows to side aspect, radiator

Kitchen

7' 8" x 10' (2.34m x 3.05m)

Gas cooker, sink, fridge freezer, window to side aspect

Hallway

Bedroom One

10' 2" max x 12' 9" max (3.10m max x 3.89m max)

Window to side aspect

Bedroom Two

7' 2" x 9' 9" (2.18m x 2.97m)

Radiator, window to rear aspect

Bedroom Three

6' 6" x 9' 9" (1.98m x 2.97m)

Window to rear aspect

Bathroom

7' 6" x 5' 2" (2.29m x 1.57m)

Bath, shower over, sink, window to side aspect

Toilet





View this property online williamhbrown.co.uk/Property/BFD105338



Welcome to

Williamson Road, Kempston, BEDFORD

- Three Bedrooms
- First Floor Flat
- Brilliant Links to A6 & A421
- Open Plan Living Room/Diner
- Separate Kitchen

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 27 Jan 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Offers in excess of

£203,000



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.focalagent.com

View this property online williamhbrown.co.uk/Property/BFD105338



Property Ref:
BFD105338 - 0005

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 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.

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.



01234 268367



bedford@williamhbrown.co.uk



40 Allhallows, BEDFORD, Bedfordshire, MK40 1LN



williamhbrown.co.uk