



Balliol Road | | Kempston | MK42 7ET

Price Guide £265,000

LEPORE
Co

Balliol Road |
Kempston | MK42 7ET
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This terraced property is currently being used as a Five bedroom HMO dwelling and is being offered with no upward chain. The main highlights include spacious entrance hall, two downstairs bedrooms , two kitchens, downstairs WC and three further bedrooms and bathroom upstairs with gardens to front and rear. This property will make a good investment in its current guise or could easily be turned back into an original home. It is also conveniently positioned with all local amenities and road links a short distance away. Call to view.

- LISCENCED HMO
- TERRACED
- DOWNSTAIRS WC
- GARDENS
- DECENT INVESTMENT
- 5 BEDROOMS
- TWO KITCHENS
- UPSTAIRS BATHROOM
- GOOD RENTAL INCOME
- NO UPWARD CHAIN

ENTRANCE HALL

BEDROOM

10'9 x 8'5 (3.28m x 2.57m)

BEDROOM

8'11 x 8'2 (2.72m x 2.49m)

KITCHEN 1

8'11 x 8'2 (2.72m x 2.49m)

KITCHEN 2

6'9 x 6'4 (2.06m x 1.93m)

CLOAKROOM/WC

6'4 x 3'9 (1.93m x 1.14m)

LANDING

BEDROOM

12'7 x 9'5 (3.84m x 2.87m)

BEDROOM

10'11 x 8'4 (3.33m x 2.54m)

BEDROOM

9'6 x 6'4 (2.90m x 1.93m)

FRONT GARDEN

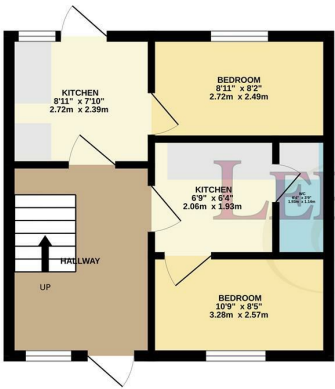
REAR GARDEN

TENURE

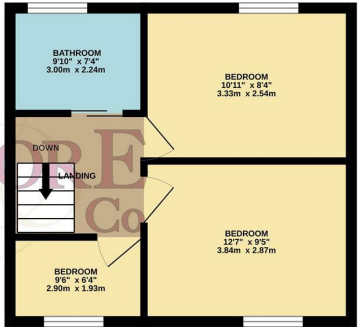
TAX BAND



GROUND FLOOR
294 sq.ft. (27.3 sq.m.) approx.



1ST FLOOR
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA : 601 sq.ft. (55.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	77	89
	EU Directive 2002/91/EC	

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