


6 Duncombe Street, Kempston, Bedford, Bedfordshire MK42 8ED

WALDENS ESTATE AGENTS

6 Duncombe Street
Kempston
Bedford
Bedfordshire
MK42 8ED

£250,000

A beautifully looked after 2 double bedroom home with additional 3rd bedroom currently used as a study. Located in the heart of Kempston. Two reception rooms. Downstairs bathroom. Kitchen with separate utility room. Enclosed rear garden with gated access. Gas Central Heating.

- Two Double Bedroom House
- Two Reception Rooms
- Immaculate Order
- Gas Central Heating
- Third Bedroom/Office
- Enclosed Low Maintenance Garden
- Downstairs Bathroom
- Utility Area
- Close By To Amenities & Schooling







Ideally located in the heart of Kempston with shops, schools and host of amenities within walking distance.







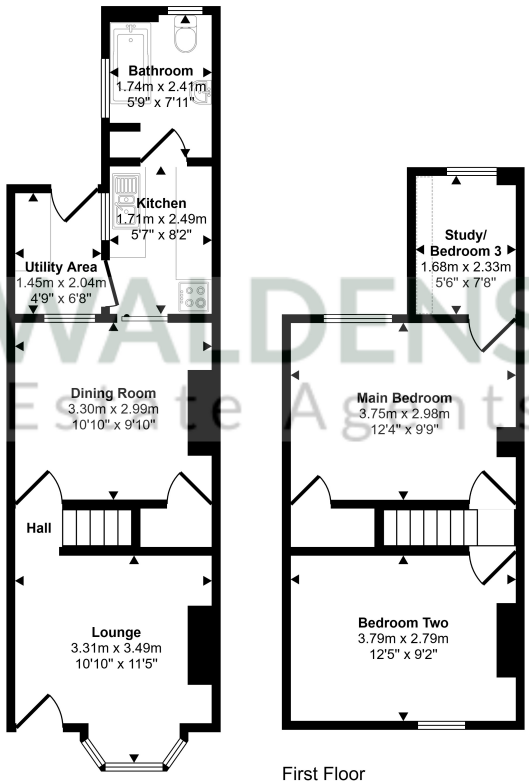


Entering this warm and inviting home the lounge is the first reception room you enter. Large bay window to front allow natural light to flow in. Between the lounge and dining room you have the stairs which lead to the first floor. The dining room is to the rear and another proportional sized room which seats comfortable table and chairs, with handy understairs cupboard and window overlooking the rear garden. From the kitchen you have the kitchen with space for a gas cooker and numerous storage cupboards and work surface. The bathroom is to the rear and has bath, low level wc and wash hand basin. Just off the kitchen you have a utility area which has plumbing for washing machine, space for further appliances. Upstairs like downstairs is immaculate with bedroom two over looking the front of the property and bedroom 1 to the rear with access to bedroom 3 / office. Outside the garden is enclosed and low maintenance with gated access.

It is recommended that any interested purchasers should satisfy themselves as to the accuracy of all internal measurements and that all heating, hot water, plumbing, sanitary and electrical installations which have not been tested by us are in efficient working order and ensure services are connected.

Please note: Any prospect buyer will have to go through Anti-Money Laundering Checks. The cost is £50 per applicant. (non refundable)

Approx Gross Internal Area
65 sq m / 704 sq ft

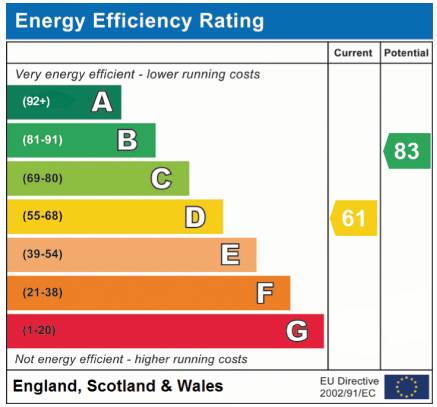



Ground Floor
**Approx 36 sq m / 386 sq ft**

First Floor
**Approx 30 sq m / 318 sq ft**

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.




- Council Tax Band B
- Energy Efficiency Rating D


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The information contained in the property details are designed to help you decide whether you would like to view the property and to avoid wasting your time in viewing unsuitable properties. We endeavour to ensure accurate information is detailed, but we are largely guided by information supplied to us by the seller. We are unable to check all aspects of the property as this would be prohibitive. Some of the photographs are taken using a wide- angled lens. Where a floor plan has been provided, this is for guidance purposes only.