Hollands Smith
Residential Sales and Lettings







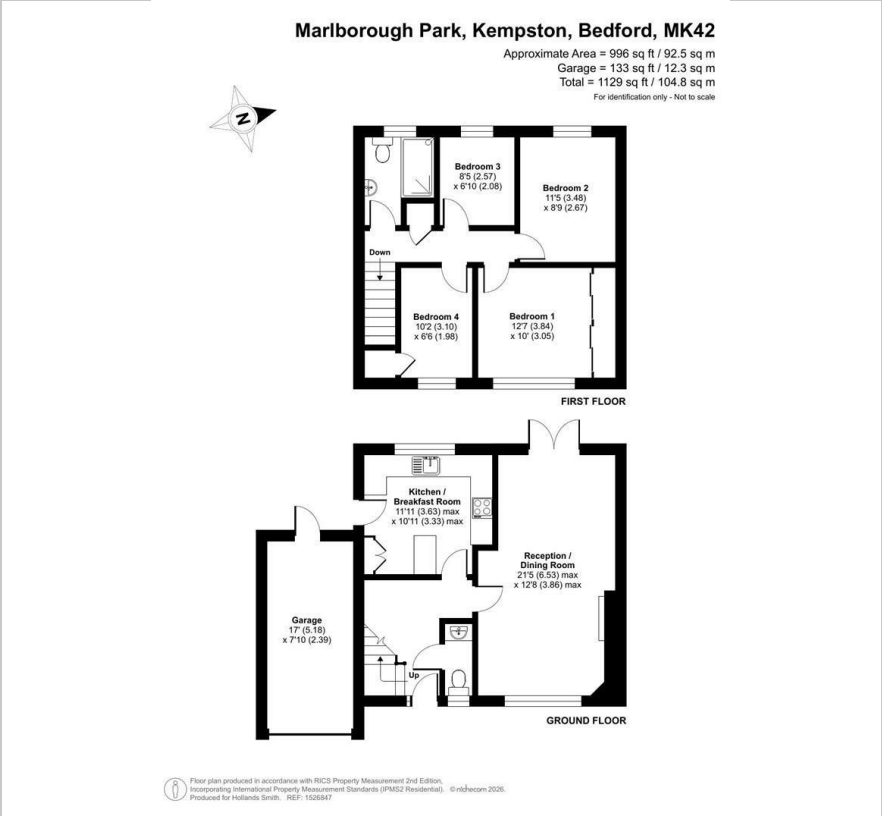
45 Marlborough Park

Kempston, Bedford, MK42 8AN

£425,000

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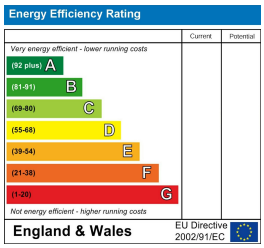
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Bedford Office
on 01234 216612 if you wish to arrange a viewing appointment for this property or require further information.

- Quietly Situated Modern Detached Home
- Four Bedrooms
- Spacious Living Room
- Kitchen/Breakfast Room
- Newly Fitted Shower Room
- Gas Radiator Heating
- Sunny, South Facing Garden
- Attached Single Garage
- Block Paved Driveway
- No Onward Chain





Available with no onward chain, this well maintained detached home is quietly situated at the end of a cul-de-sac. Set back from the road, the property occupies an enclosed, sunny plot which is not overlooked at the rear. The accommodation provides four bedrooms, a 'front to back' living room, and a good sized kitchen with ample room for a breakfast bar. There is a ground floor cloakroom and a newly refurbished upstairs shower room. The block paved driveway allows off road parking for two vehicles and the attached single garage has a remote controlled door and roof storage. The enclosed rear garden offers some privacy enjoys a sunny, predominantly south facing aspect. Marlborough Park is a private road with a large park and community centre close at at hand whilst Kempston's range of amenities are within walking distance. Bedford's hospital, town centre and rail station are within a mile of the house.
Council Tax Band: D EPC Rating: B
Well maintained and presented this modern detached home offers a 'no chain' purchase opportunity with the potential to upgrade and extend, if required. There is gas radiator heating fired by a recently installed boiler (approx. 2 years old) and all of the windows are uPVC double glazed. The solar roof panels help significantly with reducing the home's running costs.

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These particulars are believed to be accurate but are not guaranteed to be so. They are intended only as a general guide and cannot be constructed as any form of contract, warranty or offer. No apparatus, equipment, fittings or services have been tested and so we cannot verify that they are in working order. The details are issued on the strict understanding that any negotiations in respect of the property are conducted through Hollands Smith Estate Agents and Valuers.