



**33 CHERRY WALK, KEMPSTON, MK42 7PD**

# 33 Cherry Walk, Kempston, MK42 7PD

**GUIDE PRICE: £265,000**

**WELL PRESENTED 3 BEDROOM END TERRACE FAMILY HOME IN THE HEART OF KEMPSTON WITH GARAGE AND PARKING.**

A wonderful opportunity to secure this well presented family home, situated in a great residential location for schools and access to local amenities. This comfortable home offers the following: Entrance porch, entrance hall with understairs storage areas, dual aspect lounge/diner, kitchen. On the first floor are two double bedrooms, a third single bedroom and a family bathroom with bath and shower over. Outside offers; a front garden, fully enclosed rear garden with gate to the side and a gate to the rear, leading to off-road parking and the garage with personal door. The garden is mainly laid to lawn with a patio area across the back of the house. Don't miss out on this great family home.

The property benefits from: Great location for schooling and access to local amenities, entrance porch, dual aspect lounge/diner, two double bedrooms and a good size single, UPVC double glazing, gas radiator central heating, enclosed rear garden, garage and off road parking.

The property is situated within walking distance of a parade of local shops for day-to-day necessities and Sainsburys supermarket is a short drive away. Extensive shopping facilities can be found in the nearby Bedford town centre also a short drive away and accessible via a nearby & regular bus service. The property falls within a well-regarded local authority school catchment for age groups. The mainline railway station is on the Western fringe of Bedford town centre and offers fast & frequent commuter links to London & the North, and excellent vehicular access to the A1M, M1 junction 13 and A6 trunk road can all be sourced via the Bedford Southern bypass.

- 3 BEDROOMS
- ENTRANCE PORCH
- LOUNGE DINER
- KITCHEN
- UPVC DOUBLE GLAZING
- GAS RADIATOR CENTRAL HEATING
- SINGLE GARAGE
- OFF ROAD PARKING
- ENCLOSED REAR GARDEN
- GOOD LOCATION

**Call Compass Residential Homes on 01234 214234 to arrange your viewing.**

**COUNCIL TAX TELEPHONE BEDS BOROUGH COUNCIL DIRECT LINE 01234 718097 (Option 5)**

**PLEASE NOTE: NONE OF THE SYSTEMS & APPLIANCES IN THIS PROPERTY HAVE BEEN TESTED.**

**PLEASE NOTE: THE PURCHASER IS ADVISED TO OBTAIN VERIFICATION FROM THEIR SOLICITOR AND/OR SURVEYOR TO THEIR OWN SATISFACTION.**

Money Laundering Act 2004 we are required to obtain photographic identification of any persons purchasing a property through our firm. Upon acceptance of an offer you will need to provide an original official document eg new style driving license/passport for copying purposes, to be held on file in order to comply with our obligations as estate agents covered by the act.

Compass Residential Homes for themselves, and for the vendors of the property, whose agents they are, give notice that; (A) These particulars are produced in good faith, but are set out as a general guide only and do not constitute any part of a contract; (B) No person in the employment of Compass Residential Homes has any authority to make or give any representation or warranty whatsoever in relation to the property. OCTOBER 2021. These details are presented Subject to Contract and Without Prejudice.

**MAP:**



### Energy performance certificate (EPC)

33 CHERRY WALK KEMPSTON BEDFORD MK42 7PD	Energy rating <b>D</b>	Valid until: 17 June 2031 Certificate number: 2820-9060-0057-8007-1943
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Property type	Semi-detached house
Total floor area	73 square metres

#### Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

#### Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

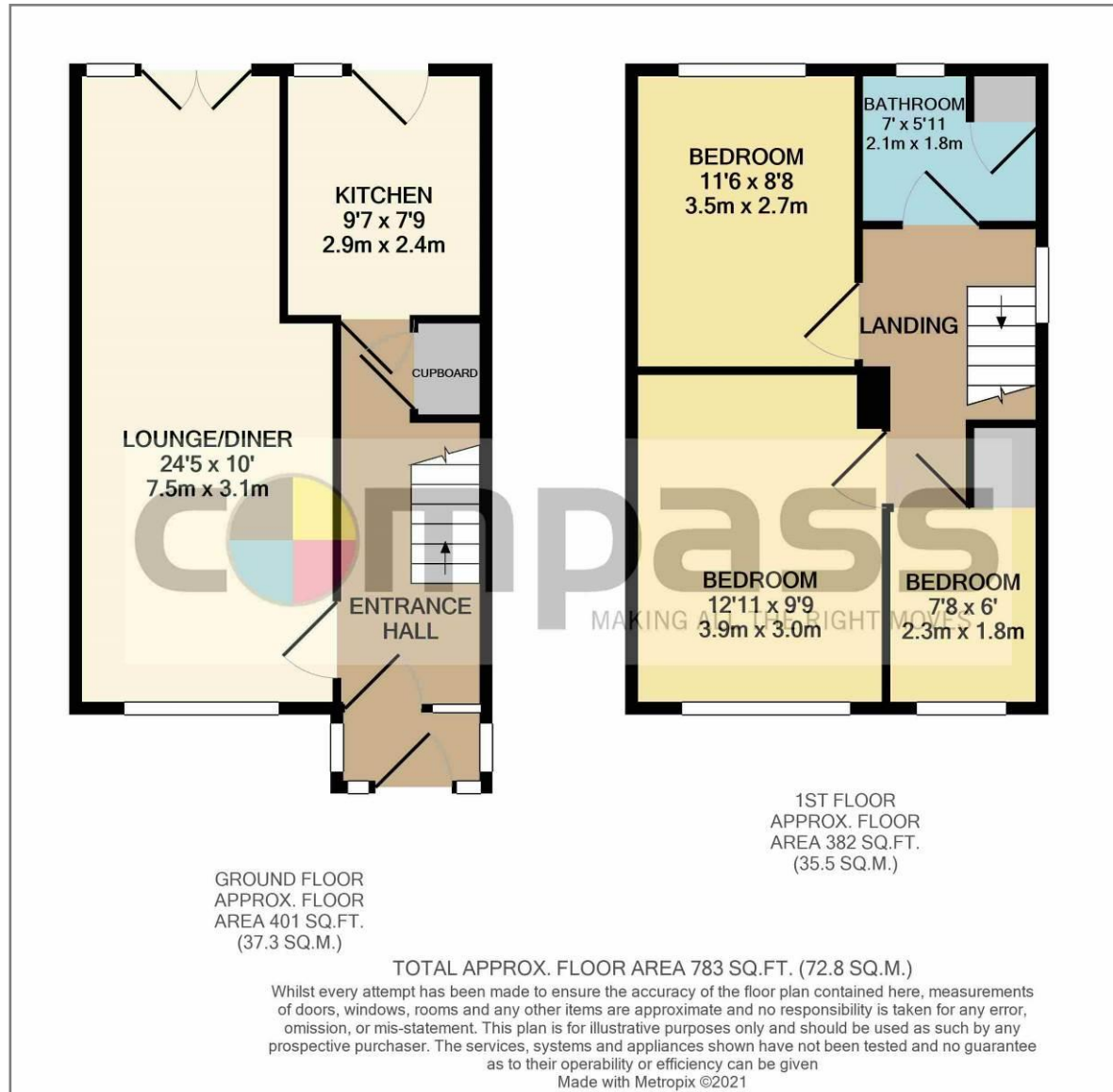
Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

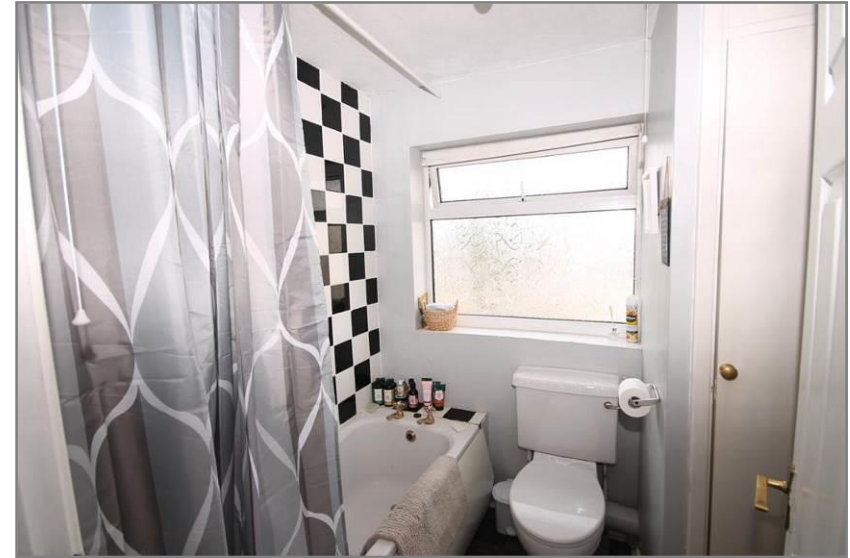
For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

## FLOORPLAN:







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