



Normandy Close, Kempston, Bedford, MK42 8TF

Welcome to

Normandy Close, Kempston Bedford

This two-bedroom mid-terraced property is situated in the popular residential area of Normandy Close, Kempston, and offers well-proportioned accommodation throughout, together with a rear courtyard garden, garage, and allocated parking space.

Hall

Hard Flooring, Radiator, Smoke Alarm, Fuse Box, Thermostat, Metres in Cupboard

Living/Dining Room

15' 5" x 11' 11" (4.70m x 3.63m)

Hard Flooring, Radiator, 2 Windows to Rear Aspect, Back Door leading to the Rear Garden

Kitchen

8' 6" x 7' 11" (2.59m x 2.41m)

Tiled Flooring, Gas Oven & Hob, Integrated fridge Freezer, Integrated Washing Machine, Boiler in Cupboard, Smoke Alarm, Monoxide Alarm, 2 Windows to Rear Aspect

Landing

Stairs & Landing have no Flooring, Smoke Alarm, Loft Hatch

Bedroom One

12' x 9' 11" (3.66m x 3.02m)

No Flooring, Radiator, Built-in Storage/Wardrobe Cupboards, 2 Windows to Rear Aspect

Bedroom Two

12' 2" x 5' 9" (3.71m x 1.75m)

No Flooring, Radiator, Window to Front Aspect

Bathroom

Hard Flooring, WC, Wash hand Basin, Bathtub, Radiator, Storage Cupboard has Tank, Isolator, Window to Front Aspect

Rear Garden

Courtyard Garden, Shed & gate to Rear Aspect

Parking

Allocated Space

Agents Note

We may not have all material information relating to this property which is sold as seen. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

Agents Note

We have not tested any apparatus, equipment, fixtures, fittings, or connection of utility services. Any checks to working condition and suitability will be at the buyers own cost.





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Welcome to

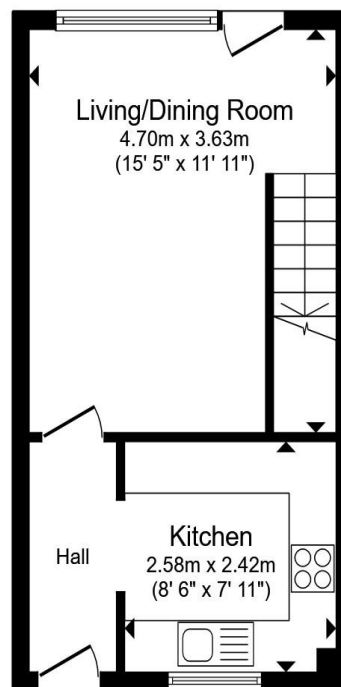
Normandy Close, Kempston, Bedford

- Two-Bedroom House
- Mid-Terraced
- Entrance Hall with Storage Cupboard
- First Floor Landing with Loft Hatch
- Rear garden

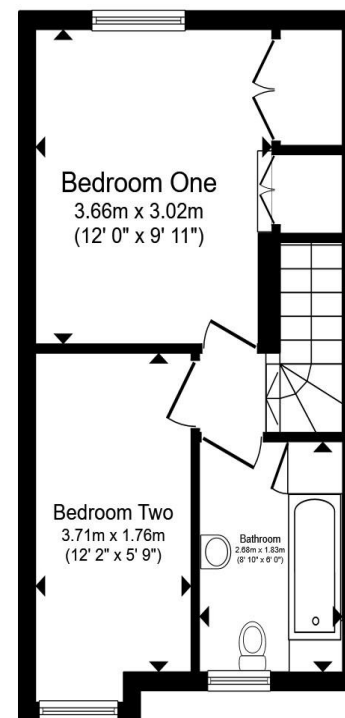
Tenure: Freehold EPC Rating: C

Council Tax Band: B

£220,000



Ground Floor



First Floor

Total floor area 59.0 m² (635 sq.ft.) approx

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.propertybox.io



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Property Ref:
BFD105638 - 0006

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 cannot 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.

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