TAYLOR MADE
Bedford

# Beatrice Street, Kempston, Bedford, MK42 8AE

## £310,000 Freehold

IDEAL FIRST TIME BUY

An excellent 3 bedroom end terrace property conveniently situated with access to Bedford and Kempston town centres and the mainline railway station and offered with 2 car parking at the front of the property and a garage in block to the rear.

This modern property has been improved over the years and includes a recently upgraded boiler, a conservatory off the dining area and an excellent garden room that has a variety of potential uses. The accommodation comprises of an entrance hall, living room, dining area, fitted kitchen, 2 double bedrooms, a single bedroom and a modern family bathroom.

The spacious frontage provides excellent private parking with an electric charger point and there is gated access to the side leading to the enclosed and unoverlooked rear garden.

Early viewing is strongly recommended.

## Entrance Hall

## Lounge/Dining Room
27'7 x 12' (8.41m x 3.66m)

## Kitchen
9'7 x 6'10 (2.92m x 2.08m)

## Conservatory
10'1 x 8'5 (3.07m x 2.57m)

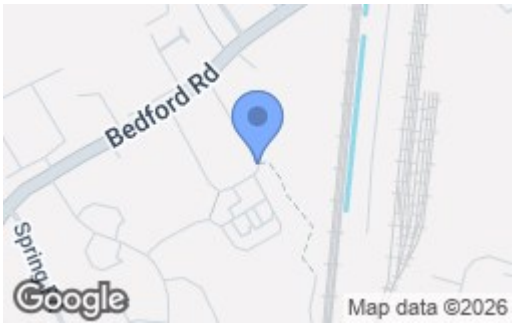
## First Floor Landing

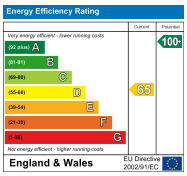
## Bedroom 1
12'1 x 8'5 (3.68m x 2.57m)

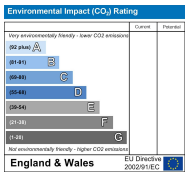
## Bedroom 2
10'10 x 8'5 (3.30m x 2.57m)

## Bedroom 3
8'4 x 6'10 (2.54m x 2.08m)

Council Tax: Bedford B



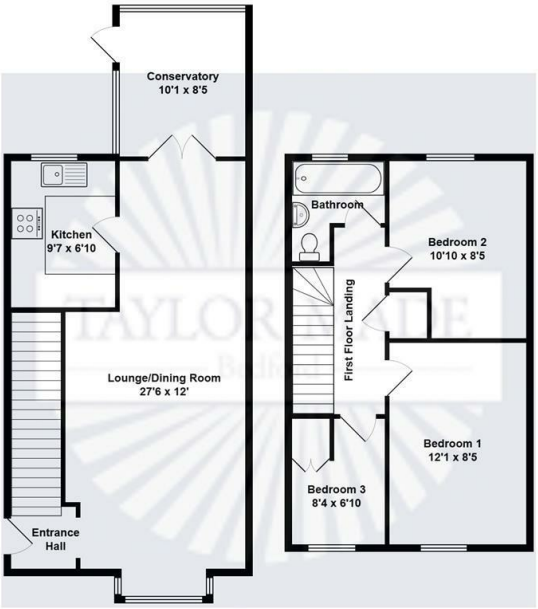

## Bathroom

## Enclosed Rear Garden

## Garage

## Driveway

## Kempston
Kempston is a town and civil parish located in Bedfordshire, England. Once known as the largest village in England, Kempston now has a population of around 20,000. Here you will find many amenities including a large Sainsburys, Lidl, two Post Offices, other independent shops and restaurants, Addison Park and the Interchange Retail Park, a big shopping complex housing many popular high street stores. In Kempston Rural you will also find Box End Park, an aqua park with watersports facilities and the highly regarded Corner 5 lakeside restaurant. Kempston is also a mere 2 miles from Bedford Town Centre, Bedford Bus Station and Train Station. There is also great access to the A421, A428 and the A6.

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Total Area: 65SqM = 699.7 SqFt (approx)

Please note this floorplan and all furniture shown is for illustration purposes only.
It is not drawn to scale and any measurements, floor areas, openings and orientations are approximates.
No liability is taken for any error, omission or misstatements. A party must rely on their own inspection(s).
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These particulars of sale are a general outline, acting as guidance only. All descriptions, dimensions and references to condition are given without responsibility falling upon the vendors or their agents. Taylor Made Residential has not tested any apparatus, equipment, fixtures or services. We have not sought to verify the legal title of the property, purchasers must obtain verification from their solicitor. This is offered for sale on a Subject to Contract and Without Prejudice basis 2026.

Taylor Made Residential Limited
Taylor House, Roman Gate, Saxon Way, Great Denham, Bedford, MK40 4FU

01234 302043

bedford@taylormadeproperties.co.uk
www.taylorlandandpropertygroup.co.uk

Company Registration: 10726223 VAT Number: 268 8165 58

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