



10 Home Road, Kempston, Bedford, MK43 9BL Guide price £750,000 Freehold



A unique opportunity to acquire a substantial detached bungalow currently split into 3 independent units and offered as either an opportunity to create a single residential unit of circa 2000 sq ft, maintain 3 independent units with potential rental income in the region of £3,300 pcm (on an assured shorthold tenancy basis) or utilise the properties on a potential Air B and B basis given its close proximity to the forthcoming Universal Studios development.

The property is set on a substantial plot of 0.4 acres and has a generous frontage with parking for several cars and a garage. There is side access to a substantial rear garden which currently backs on to open fields.

The property is in good working order but would require updating for any of the above options.

Main Bungalow No 10

Ent Hall, Lounge/diner, Kitchen/breakfast room, utility room, 2 double bedrooms and a family bathroom.

Annexe 1 10A

Ent, Living Room, kitchen, Utility/dining area, double bedroom, shower room

Annexe 2 10B

Living Room, Kitchen, double bedroom, shower room.



10 Home Road -

Entrance Hall

Living/Dining Room

24'11 x 12'11 (7.59m x 3.94m)

Kitchen

13'11 x 9'3 (4.24m x 2.82m)

Utility

Bedroom 1

13'3 x 11'11 (4.04m x 3.63m)

Bedroom 2

11'11 x 8'2 (3.63m x 2.49m)

Bathroom

10A Home Road -

Living Room

13'2 x 12'8 (4.01m x 3.86m)

Kitchen

9'10 x 6'2 (3.00m x 1.88m)

Utility/Dining Area

Bedroom

13'5 x 10'9 (4.09m x 3.28m)

Shower Room

10B Home Road -

Living Room

11'7 x 10'7 (3.53m x 3.23m)

Kitchen

12'4 x 10'6 (3.76m x 3.20m)

Bedroom

10'6 x 8'4 (3.20m x 2.54m)

Shower Room

Large Private Garden

Extensive Driveway

Garage

21'5 x 9'5 (6.53m x 2.87m)

Council Tax Bands

10 Home Road - E

10A Home Road - A

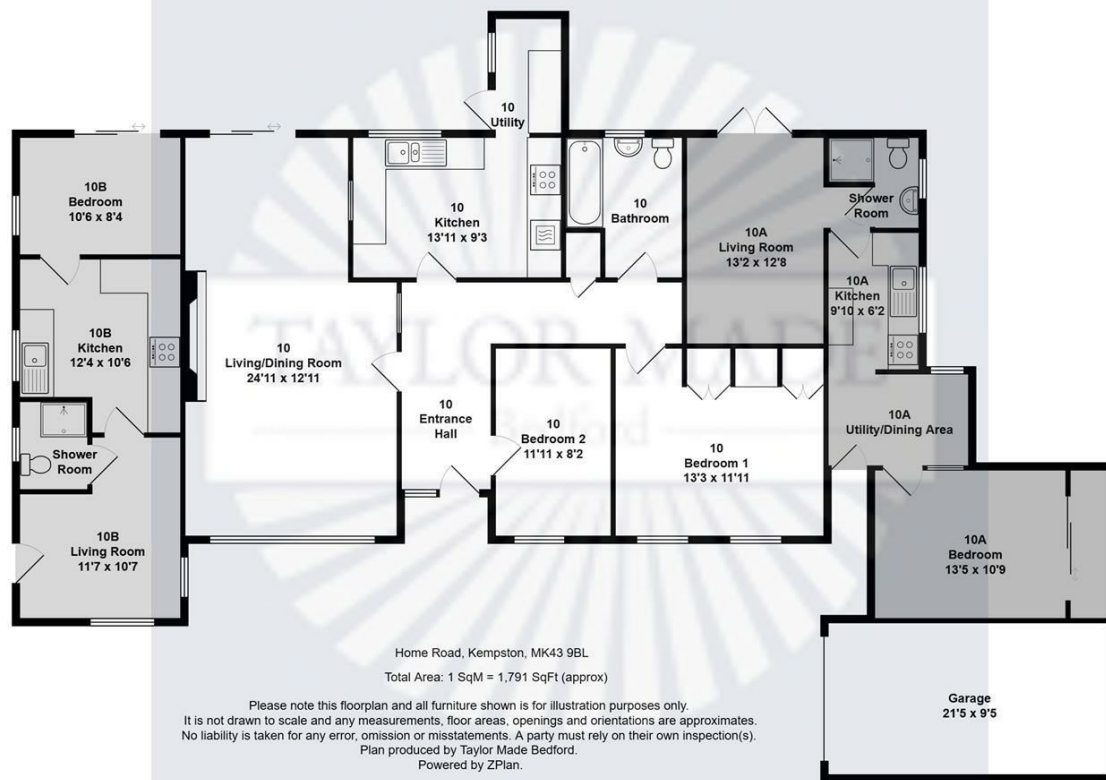
10B Home Road - A
(Bedford)

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.







Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	74	England & Wales	EU Directive 2002/91/EC	61

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 Ltd 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 2023.



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