



Stuart Road, Kempston, Bedford

Offers Over £250,000 Freehold

3 bedroom end-terraced house for sale

Description

This Kempston terrace of only three houses was built in 1963 with the help of a local woodworker, who then moved into one of these homes once complete—and here it is for sale for the first time ever.

Laying down a side road off the main high street, within a stone's throw is an assortment of amenities including Sainsbury's supermarket and petrol station, a parade of shops, cafes and restaurants, doctors, as well as local schooling. Addison Howard Park and Kempston Pool are to the north, Bedford's Interchange Retail Park is to the south, and there are beautiful riverside walks into town along the River Great Ouse. The mainline station is just 2 miles away—a 10-minute drive.

The gated frontage presents a driveway for off-road parking, and there's lovely planting to one side featuring a flourishing rose bush and mature shrubs ready to be tended to by new owners. Via iron side gate under a pretty tree, the courtyard-style side and rear gardens are low maintenance at the moment, but offer the ability to produce your own ideal exterior, perhaps with upward planting to maximise the space, pergola-covered seating area for outdoor dining, or even adding a lawn area in place of some of the paving. There's a useful workshop and an attached garden store too. Through the workshop is a side door into the garage—also accessed from the road to the right of the terrace, down a small drive.

At nearly 1,000sqft, the largest room of the accommodation is the almost 16' lounge. The remainder of the ground floor comprises the dining room, family room, kitchen, and an additional room at the rear with sliding doors onto the garden. There's a feature wood-panelled wall and ornate gas fireplace in the lounge, bistro-style wall panelling across the ground floor, and embossed wallpaper in the dining room, which may well lead to era-inspired décor. The floorplan allows for huge vision, such as adaptation to an open-plan layout, with fewer, larger rooms if desired.

To the first floor is the master double bedroom, a third single bedroom, and a shower room. With a double shower in place, there would be space to incorporate a bath with a shower over instead, for those who prefer a long soak.



Starting life 60 years ago, this much-loved home with heaps upon heaps of potential awaits its new residents to make happy memories in.

Tenure: Freehold

Tenure

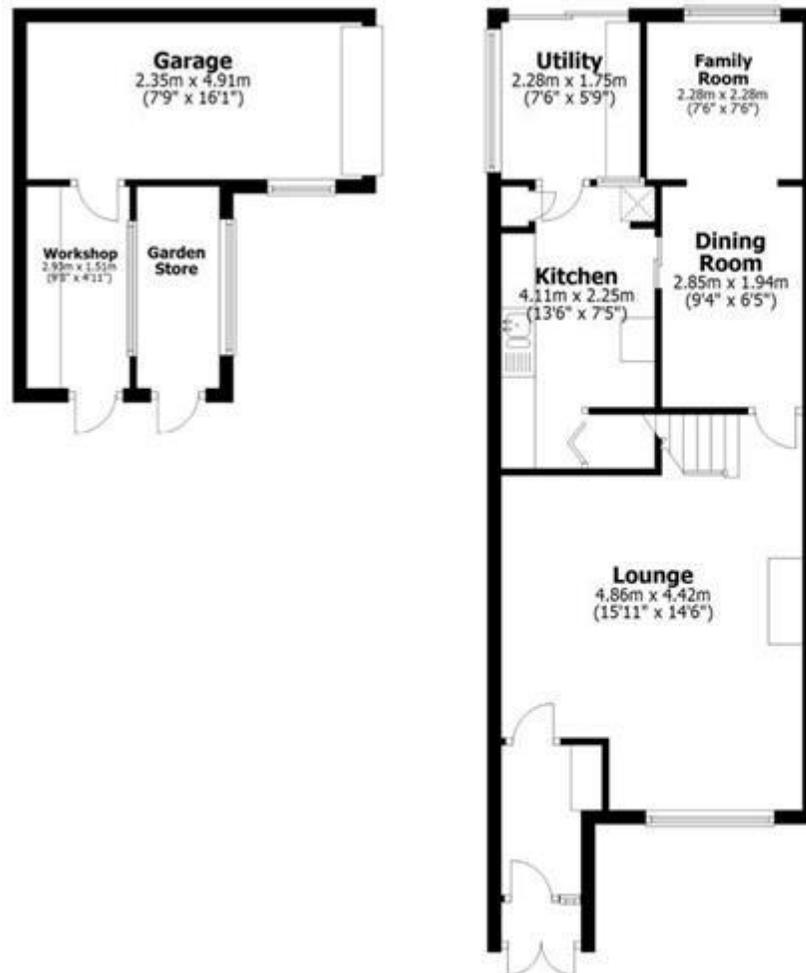
Freehold

Ground Floor

Main area: approx. 52.1 sq. metres (560.7 sq. feet)

Plus garages, approx. 11.5 sq. metres (124.3 sq. feet)

Plus outbuildings, approx. 8.3 sq. metres (89.2 sq. feet)



Main area: Approx. 90.7 sq. metres (976.2 sq. feet)

Plus garages, approx. 11.5 sq. metres (124.3 sq. feet)

Plus outbuildings, approx. 8.3 sq. metres (89.2 sq. feet)

First Floor

Approx. 38.6 sq. metres (415.5 sq. feet)



This plan is for layout guidance only and not drawn to scale unless stated. Windows and Door openings are approximate. Whilst every care is taken in the preparation of this floor plan please check all measurements, shapes and compass bearings before making any decisions upon them. James Kendall Estate Agents
Plan produced using PlanUp.



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	
(92-100) A		(92-100) 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		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.		The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂)	

Viewing by appointment only
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