



17, The Links, Kempston, MK42 7LB



17 The Links,
Kempston,
MK42 7LB

Guide price £260,000

End terrace home with garage
close by...

- End terrace property
- Three bedrooms
- Living room
- Dining room
- Kitchen
- Bathroom
- Gas central heating
- Rear garden
- Garage
- No chain

- Council Tax Band B
- Energy Efficiency Rating D



An ideal FTB or buy to let purchase...



Set in a popular location in Kempston this end terrace property offers no onward chain and could make an ideal FTB or buy to let purchase. There is scope for some updating throughout.

On the ground floor the entrance hall is approached from the side and there is a living room to the front and to the rear there is a separate dining area and a kitchen, which could be combined to make a kitchen/diner if required. On the first floor there are three bedrooms and a bathroom.

The property has gas fired central heating and is double glazed.

Outside there is an open plan frontage and to rear there is an enclosed garden. There is also a garage close by.

The property is ideally situated for access to Kempston's nearby facilities and Bedford's town centre, with mainline rail services running on a fast and frequent basis to the capital and beyond.

Bedford Railway Station • 2 miles

Milton Keynes • 17 miles

A1 Black Cat Roundabout • 11 miles

M1 Junction 13 • 9 miles

Luton Airport • 27 miles

Stansted Airport • 58 miles

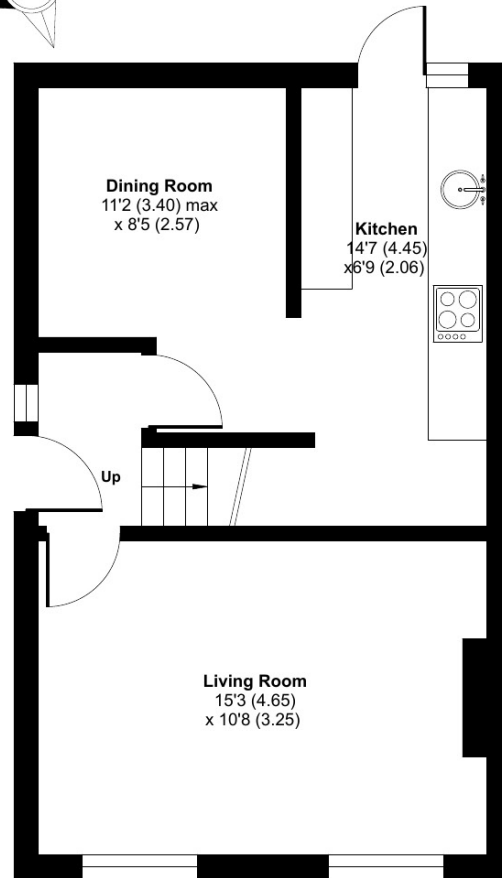
London • 56 miles



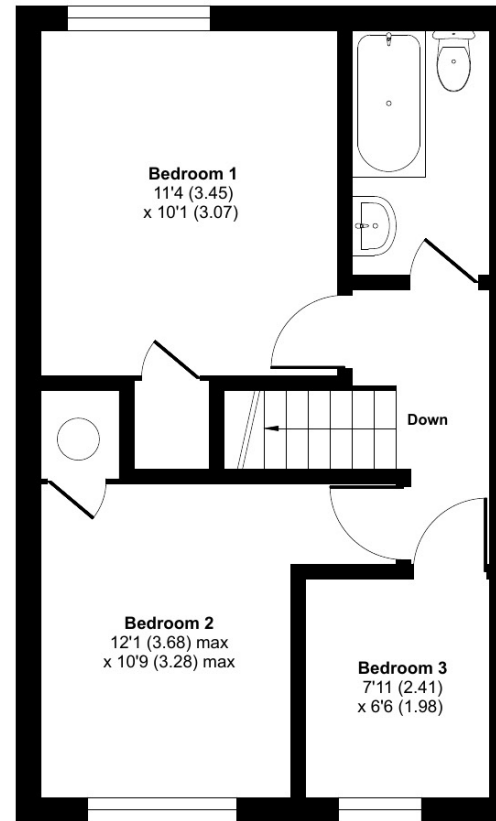
The Links, Kempston, Bedford, MK42

Approximate Area = 796 sq ft / 74 sq m (excludes garage)

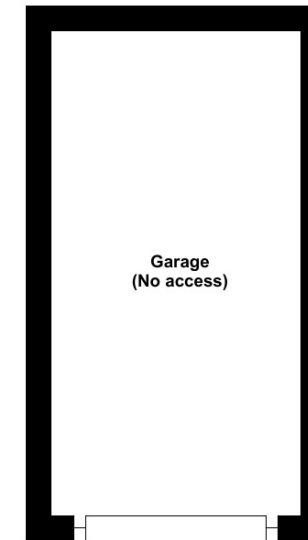
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2022. Produced for Lane & Holmes. REF: 886710



01234 327744 | sales@laneandholmes.co.uk | www.laneandholmes.co.uk | 66-68 St. Loyes Street, Bedford, Bedfordshire MK40 1EZ

Agents Notes: The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. All photographs shown are for illustration only and may depict items that are not for sale or included in the sale of the property. Please note that we have not checked the situation with regards to planning consents, building regulation consents and any other relevant consent relating to this property and therefore, any interested applicant should carry out their own enquiries with the appropriate authorities. All measurements are approximate and for guidance only. The particulars do not form part of any contract and all properties are offered subject to contract.

