



5 BRAYBROOK, KEMPSTON
BEDFORD, MK42 7NE

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ASKING PRICE: £320,000

MODERN 3 DOUBLE BEDROOM SEMI DETACHED FAMILY HOME IN GOOD ORDER THROUGHOUT.

A truly stunning and beautifully presented home in a lovely location with views over open Green. Built approximately 3 years ago, this wonderful home is located in a quiet cul-de-sac alongside just 3 other properties with views over open space to the front. Offering well laid out accommodation over 2 floors with a welcoming entrance hall, a lovely light and airy lounge with dual aspect windows (one being a bay window to the front), cloakroom off the hallway, a well laid out kitchen/diner again with dual aspect windows and French doors leading to the rear garden and a utility room off of the kitchen. On the first floor, the accommodation offers landing with double width airing cupboard, dual aspect master bedroom with en-suite shower room, second double bedroom, good size third bedroom and family bathroom with a bath and shower over. Outside, the fully enclosed rear garden gets plenty of light and benefits from a patio area and lawn separated by a picket fence. There is a detached single garage with parking to the front.

The property also benefits from: Gas radiator central heating, wonderful Sash UPVC double glazed windows and quality flooring and carpets throughout.

The property is situated in a desirable residential location, with local shops and amenities just a short drive away in Kempston. Extensive shopping facilities can be found in Bedford town centre or Milton Keynes. Excellent road links to the M1, A1M and A6 trunk roads can be easily accessed via the Bedford southern bypass and the mainline railway station is on the western fringe of Bedford town centre, offering fast and frequent commuter links to London and the North. The property also falls within a well-regarded local authority school catchment for age groups.

- 3 DOUBLE BEDROOMS
- DUAL ASPECT LOUNGE
- MODERN KITCHEN DINER
- CLOAKROOM
- INTEGRATED APPLIANCES
- EN SUITE TO MASTER
- FAMILY BATHROOM
- SINGLE GARAGE AND OFF ROAD PARKING
- FULLY ENCLOSED REAR GARDEN
- IN LOVELY ORDER THROUGHOUT

Call Compass Residential Homes on 01234 214234 to arrange your viewing.

COUNCIL TAX TELEPHONE BEDS BOROUGH COUNCIL DIRECT LINE 01234 718097 (Option 5)

EDUCATION DEPARTMENT: TELEPHONE BEDFORDSHIRE COUNTY COUNCIL DIRECT LINE: 01234 228852.

PLEASE NOTE: NONE OF THE SYSTEMS & APPLIANCES IN THIS PROPERTY HAVE BEEN TESTED.

PLEASE NOTE: THE PURCHASER IS ADVISED TO OBTAIN VERIFICATION FROM THEIR SOLICITOR AND/OR SURVEYOR TO THEIR OWN SATISFACTION.

PLEASE NOTE: AMPLE POWER POINTS THROUGHOUT THIS PROPERTY.

Money Laundering Act 2004 we are required to obtain photographic identification of any persons purchasing a property through our firm. Upon acceptance of an offer you will need to provide an original official document eg new style driving license/passport for copying purposes, to be held on file in order to comply with our obligations as estate agents covered by the act.

Compass Executive Homes for themselves, and for the vendors of the property, whose agents they are, give notice that; (A) These particulars are produced in good faith, but are set out as a general guide only and do not constitute any part of a contract; (B) No person in the employment of Compass Executive Homes has any authority to make or give any representation or warranty whatsoever in relation to the property. OCTOBER 2017. These details are presented Subject to Contract and Without Prejudice.

MAP:



Energy Performance Certificate



5, Braybrook, Kempston, BEDFORD, MK42 7NE

Dwelling type: End-terrace house
 Date of assessment: 26 April 2017
 Date of certificate: 26 April 2017
 Reference number: 0251-3816-7247-9423-1151
 Type of assessment: SAP, new dwelling
 Total floor area: 94 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 1,206

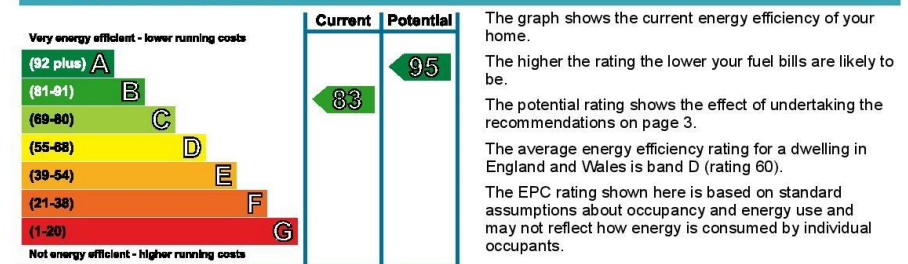
Over 3 years you could save £ 141

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 183 over 3 years	£ 183 over 3 years	
Heating	£ 714 over 3 years	£ 717 over 3 years	
Hot Water	£ 309 over 3 years	£ 165 over 3 years	
Totals	£ 1,206	£ 1,065	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

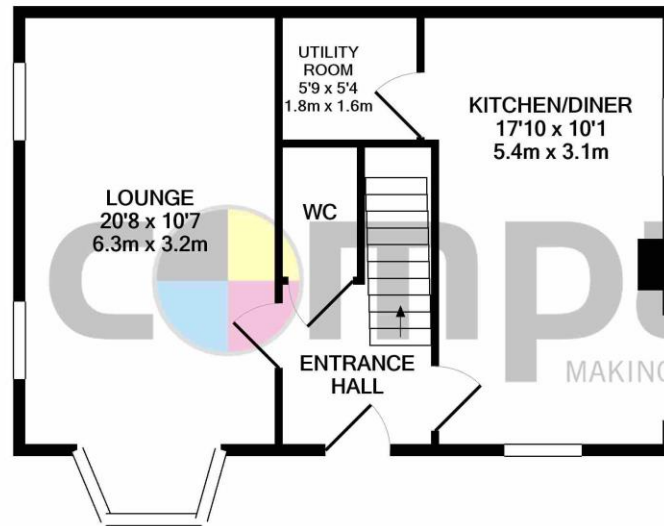
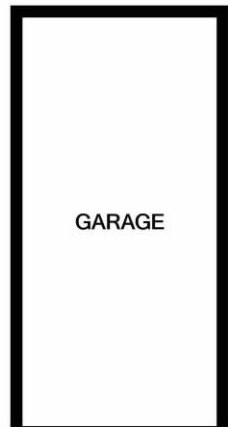
Energy Efficiency Rating



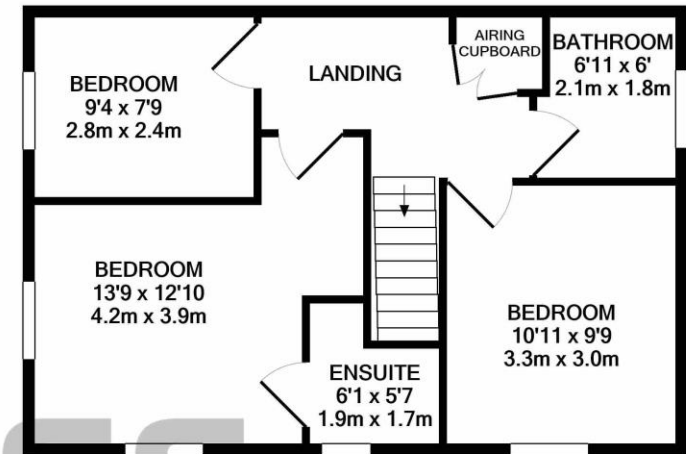
Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 138
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 873

FLOORPLAN:



GROUND FLOOR



1ST FLOOR

DIMENSIONS TO EXCLUDE GARAGE
TOTAL APPROX. FLOOR AREA 990 SQ.FT. (92.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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