



**38 MARLBOROUGH PARK  
KEMPSTON, BEDFORD, MK42 8AN**

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**ASKING PRICE: £375,000**

## **FOUR BEDROOM DETACHED FAMILY HOME IN A QUIET LOCATION**

A lovely 4 bedroom detached home in a popular and well regarded location in Kempston and enjoys elevated views to the rear over allotments creating a peaceful environment. The current owners have been in the property from new 37 years ago and have always kept it in good order. There is a good layout with an entrance hall and cloakroom, a dual aspect lounge/diner and kitchen. Upstairs there a landing, 4 bedrooms and a family bathroom. Outside there is lawn and driveway providing parking for 2 cars leading to a single attached garage. The rear garden is a lovely private place that isn't overlooked and looks down across allotments.

The property benefits from: Gas radiator central heating, UPVC double glazed windows, driveway and garage and a quiet outlook to the rear.

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.

- 4 BEDROOMS
- LOUNGE/DINER
- UPVC DOUBLE GLAZING
- KITCHEN
- BATHROOM
- OFF ROAD PARKING
- GARAGE
- QUIET LOCATION
- PRIVATE REAR GARDEN
- VIEWS OVER ALLOTMENTS

**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



38, Marlborough Park, Kempston, BEDFORD, MK42 8AN

Dwelling type: Detached house Reference number: 0918-2890-7781-2920-2031  
 Date of assessment: 20 August 2020 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 21 August 2020 Total floor area: 90 m<sup>2</sup>

**Use this document to:**

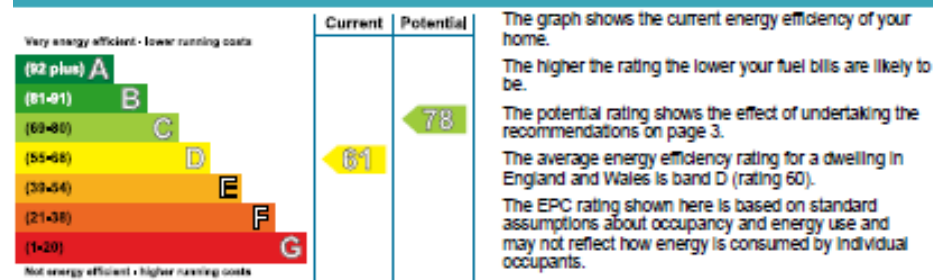
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,844</b>
<b>Over 3 years you could save</b>	<b>£ 519</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 381 over 3 years	£ 213 over 3 years	
Heating	£ 1,968 over 3 years	£ 1,872 over 3 years	
Hot Water	£ 495 over 3 years	£ 240 over 3 years	
<b>Totals</b>	<b>£ 2,844</b>	<b>£ 2,325</b>	

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



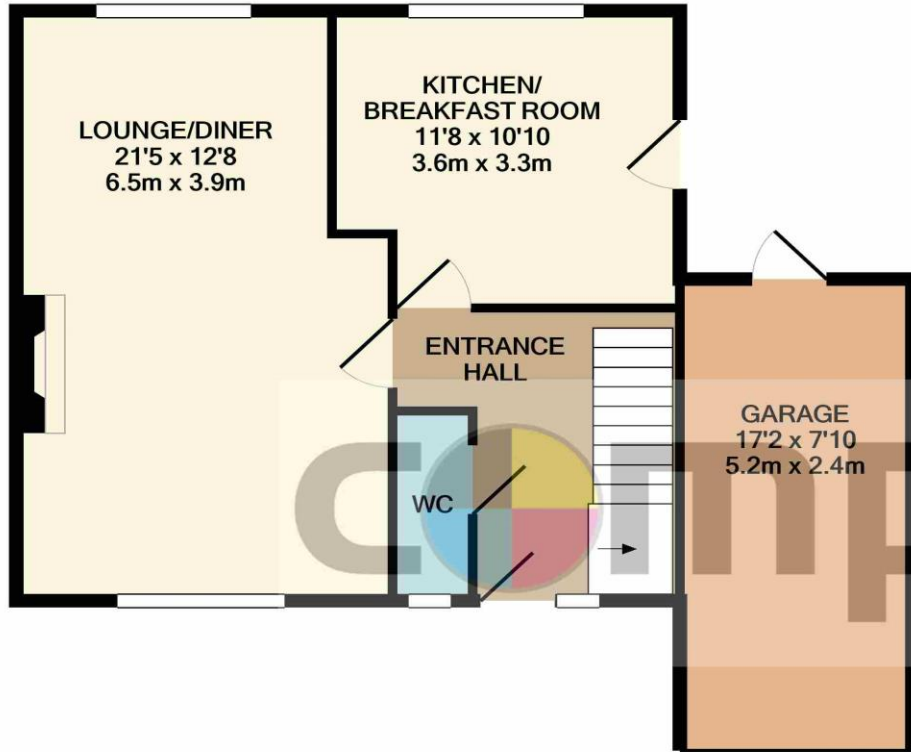
### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor Insulation (solid floor)	£4,000 - £6,000	£ 177
2 Increase hot water cylinder insulation	£15 - £30	£ 57
3 Low energy lighting for all fixed outlets	£55	£ 144

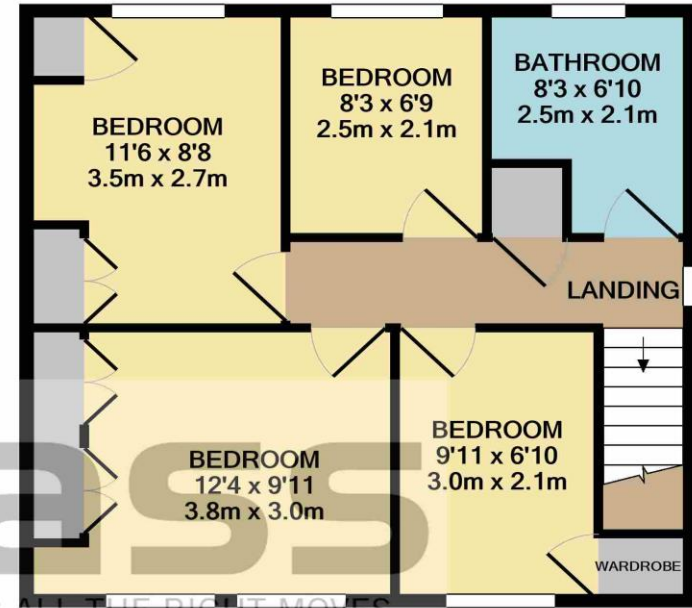
See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

**FLOORPLAN:**



GROUND FLOOR



1ST FLOOR

DIMENSIONS TO EXCLUDE GARAGE  
 TOTAL APPROX. FLOOR AREA 967 SQ.FT. (89.8 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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