



**LOVETT**  
Sales & Lettings

£285,000



## 42 Kathie Road, Bedford, MK42 0QJ

- Semi-Detached Town House
- Three / Four Bedrooms
- Garage and Driveway
- South - West Facing Garden
- Close to Schools
- Bedford Train Station 1.18 Miles Away

## Full Description

A newly redecorated three/four bedroom Town House in a popular area of Bedford with short walking distance to Shackleton Primary School and Cherry Trees Nursey School. There are also two secondary schools within a mile of the property and Bedford Railway Station is just 1.18 miles away. The well presented accommodation comprises; entrance hall, kitchen, WC, dining room/bedroom four and a conservatory on the ground floor. On the first floor there is a living room and bedroom one with two further bedrooms and a bathroom on the second floor. The property benefits from gas radiator heating and UPVC windows and doors. Externally there is South-West facing rear garden plus a garage and driveway to the side. Viewing highly recommended. No forward chain.

### ENTRANCE HALL

Glazed entrance door leading to entrance hall. Radiator. Stairs to first floor. Doors to kitchen, dining room, WC and garage.

### KITCHEN

12' 10" x 7' 8" (3.91m x 2.34m)

Fitted kitchen comprising work surfaces with complementary drawers and cupboards under. Wall mounted cupboards. One and a half bowl sink with mixer tap and tiled splash backs. Built in electric oven and four gas ring hob with extractor over. Plumbing for washing machine. Cupboard housing gas boiler. Radiator. UPVC windows to front.

### DINING ROOM / BEDROOM FOUR

11' 7" x 9' 8" (3.53m x 2.95m)

UPVC window and sliding door to conservatory. Radiator.

### WC

Two piece white suite comprising low level WC and pedestal wash hand basin. Tiled splash backs.

### LANDING

Stairs to second floor. Doors to living room and bedroom one.

### LIVING ROOM

11' 9" x 12' 10" (3.58m x 3.91m)

UPVC window to front. TV and telephone point. Radiator.

### BEDROOM ONE

11' 9" x 9' 8" (3.58m x 2.95m)

UPVC window to rear. Radiator.





## SECOND FLOOR LANDING

Airing cupboard. Doors to bedrooms two, three and bathroom.

## BEDROOM TWO

9' 9" x 9' 8" (2.97m x 2.95m)

UPVC window to rear. Range of built in wardrobes. Radiator.

## BEDROOM THREE

11' 9" x 7' 0" (3.58m x 2.13m)

UPVC window to front. Radiator.

## BATHROOM

Three piece suite comprising low level WC, wash hand basin with vanity unit and panelled bath with shower over. Fully tiled walls. Heated towel rail. Extractor fan.

## REAR GARDEN

Mainly laid to lawn with decked patio area. Mature fruit trees and shrubs. Outside tap.

## GARAGE

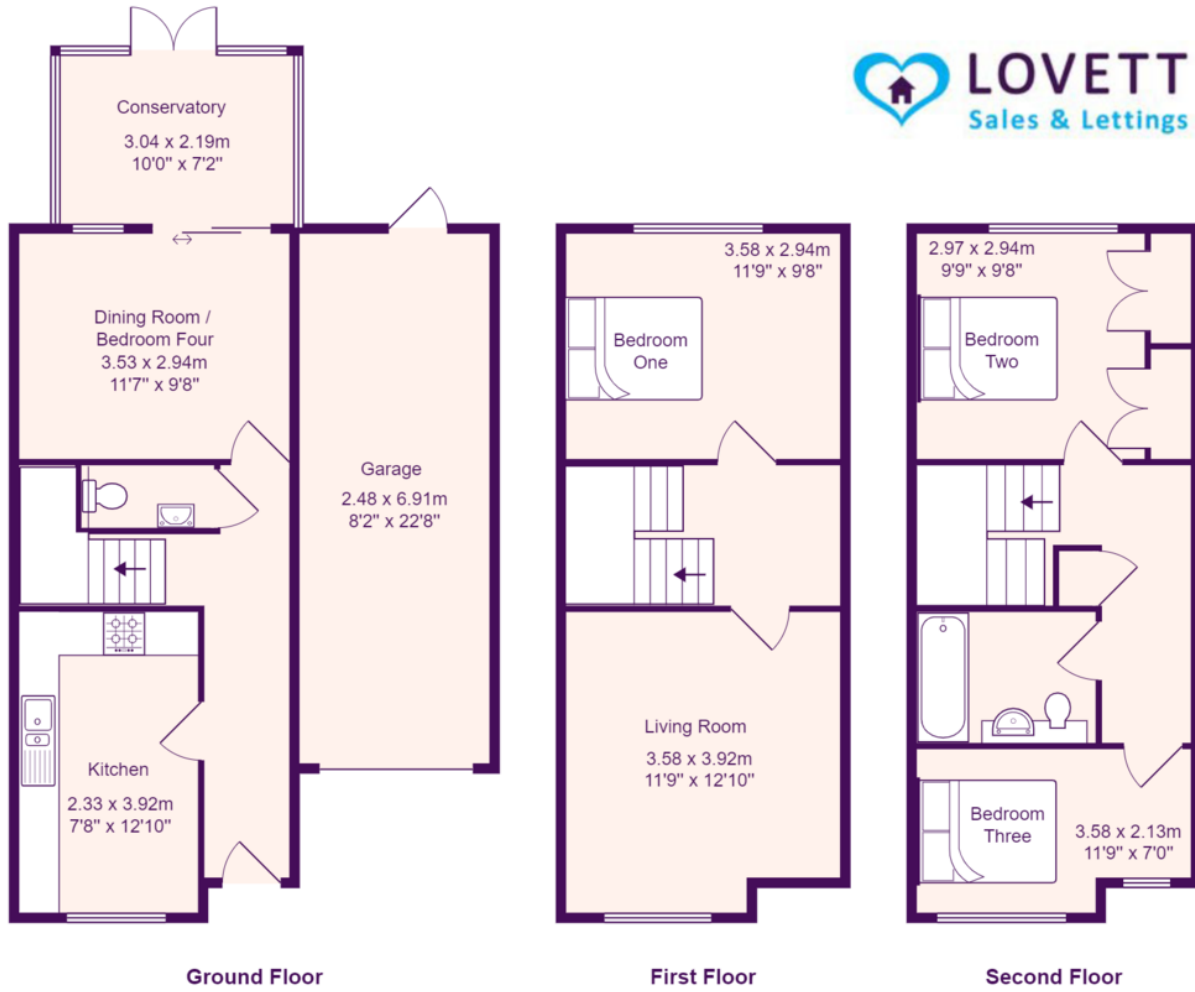
22' 8" x 8' 2" (6.91m x 2.49m)

One and a half length single garage with metal up and over door. Power and light. Plumbing for additional washing machine. Electric wall heater. Door to rear garden. Personal door to house.

## FRONT GARDEN

Driveway leading to garage. Front garden laid to lawn with picket fencing.





Total Area: 118.0 m<sup>2</sup> ... 1271 ft<sup>2</sup>

All measurements are approximate and for display purposes only

### EPC GRAPH

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	70   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		