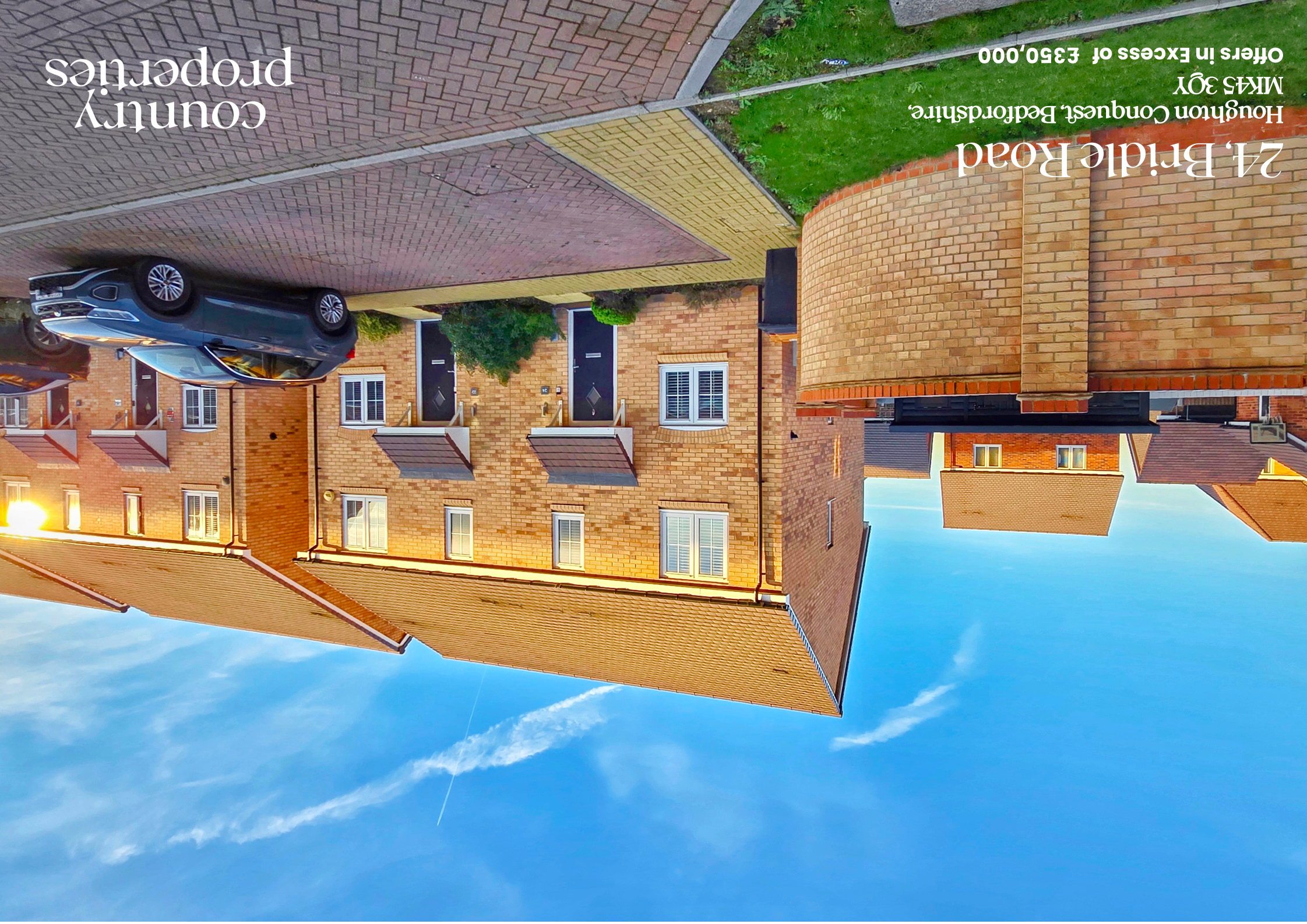
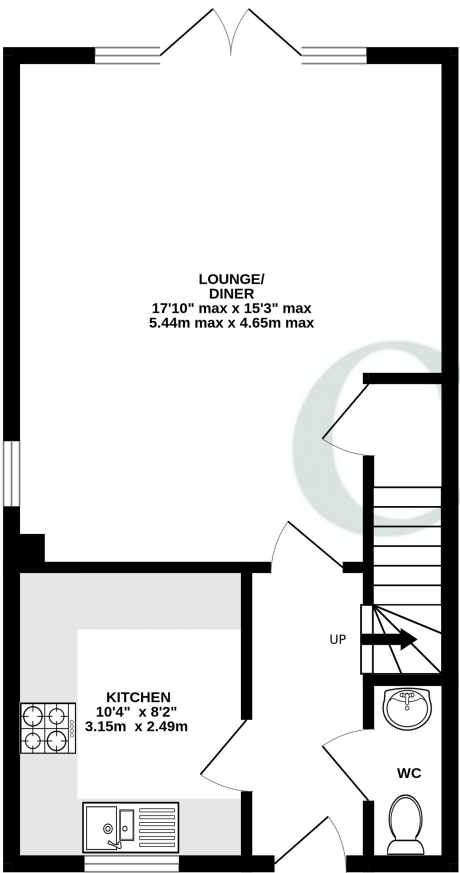




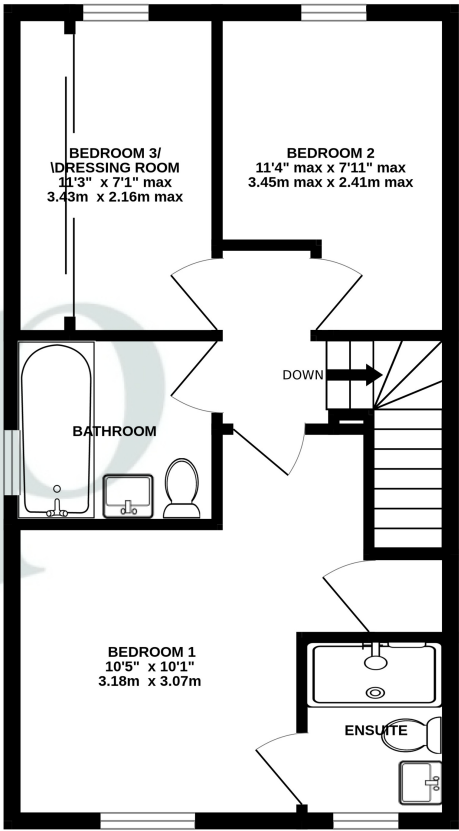
country
properties

24, Bridle Road
Houghton Conquest, Bedfordshire,
MK45 3QY
Offers in Excess of £350,000

GROUND FLOOR
429 sq.ft. (39.8 sq.m.) approx.

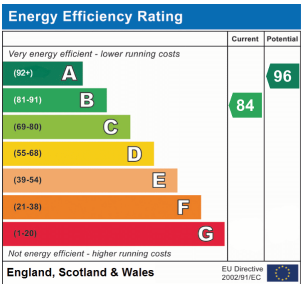


1ST FLOOR
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA: 858 sq.ft. (79.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

Country Properties | 1, Church Street | MK45 2PJ
T: 01525 403033 | E: amphill@country-properties.co.uk
www.country-properties.co.uk

country
properties

A stunning example of a 3-bed semi, beautifully presented and located only a stone's throw from Wixams' planned train station, making this an ideal property for commuters or a perfect investment.

- Three double bedrooms with the third being used as a dressing room.
- Stunningly presented throughout.
- Family bathroom plus additional en-suite.
- Off-road parking for two cars in front of the property.
- Seven years remaining on builders guarantee.
- Rental yield of circa £1,500/month.

Ground Floor

Entrance Hall

Radiator, UPVC front door.

Cloakroom

Radiator, low level WC, wash basin. Part-tiled.

Kitchen

A range of base & wall mounted units with work surfaces over, integrated fridge/freezer, dishwasher, eye level oven, gas hob with extractor over, washing machine. 1.5 stainless steel sink & drainer with mixer tap, gas combi boiler, double glazed window to front with fitted shutters.

Lounge/Diner

Two radiators, understairs cupboard, glazed french doors to garden, double glazed window to side with fitted shutters.

First Floor

Bedroom One

Radiator, cupboard over stairs, double glazed window to front with fitted shutters.



En-suite

Bathroom suite comprising of shower cubicle, low level WC, wash basin. Part-tiled, towel rail, double glazed window to front with fitted shutters.

Bedroom Two

Radiator, loft access, double glazed window to rear with fitted shutters.

Bedroom Three/Dressing Room

Fitted wardrobes along one side, radiator, double glazed window to rear with fitted shutters.

Bathroom

Bathroom suite comprising of panelled bath with shower over, low level WC and wash basin. Part-tiled, towel rail, double glazed window to side with fitted shutters.

Outside

Garden

Landscaped rear garden, mainly artificial lawn with patio seating areas & sleeper-lined raised flower beds, side access and shed.

Parking

Two allocated parking spaces in front of property.

NB

It is becoming increasingly likely that modern developments have a management company responsible for communal areas such as play areas and opens greens, therefore this will usually incur management fees.

