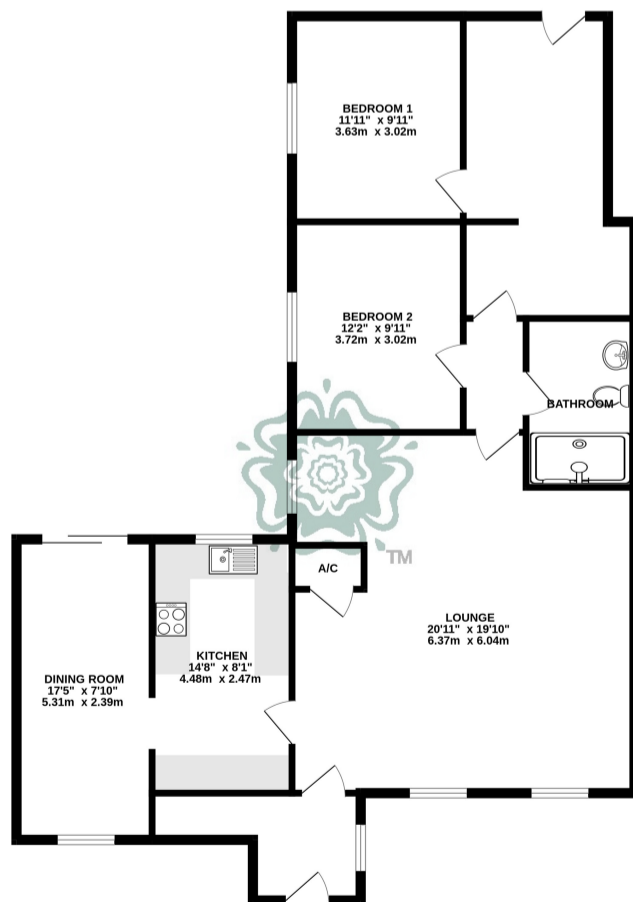




GROUND FLOOR
1183 sq.ft. (109.9 sq.m.) approx.



TOTAL FLOOR AREA: 1183 sq.ft. (109.9 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

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

A generously sized two bedroom link-detached bungalow spanning circa 1,100 square foot with beautiful scenic views.

So much potential makes this a real must see!

- Two bedroom link detached bungalow spanning circa 1,100 square foot.
- Could benefit from modernisation.
- No onward chain.
- Oil-fired central heating system.
- Good sized garden backing on to open countryside.
- Close proximity to Houghton Conquest's village amenities.

Accommodation

Entrance Hall

Composite entrance door to the front, double glazed window to the side.

Lounge

20' 11" x 19' 10" (6.38m x 6.05m) Airing cupboard housing boiler, double glazed windows to the front and side, two radiators.

Dining Room

17' 5" x 7' 10" (5.31m x 2.39m) Sliding patio door to the garden, double glazed window to the front, radiator.

Kitchen

14' 8" x 8' 1" (4.47m x 2.46m) A range of base and wall mounted units with work surfaces over, composite sink and drainer with mixer tap, integrated electric hob and extractor over, space for American style fridge freezer, space for dishwasher and washing machine, underfloor heating, double glazed window to the rear.



Rear Lobby

Door to garden, radiator.

Bedroom One

11' 11" x 9' 11" (3.63m x 3.02m) Double glazed window to the side, radiator.

Bedroom Two

12' 2" x 9' 11" (3.71m x 3.02m) Double glazed window to the side, radiator.

Bathroom

A suite comprising of a shower cubicle, low level WC, wash hand basin, underfloor heating, radiator.

Outside

Rear Garden

North-west facing garden, mainly laid to lawn, shed and oil tank.

Parking

Block paved driveway providing off-road parking.

