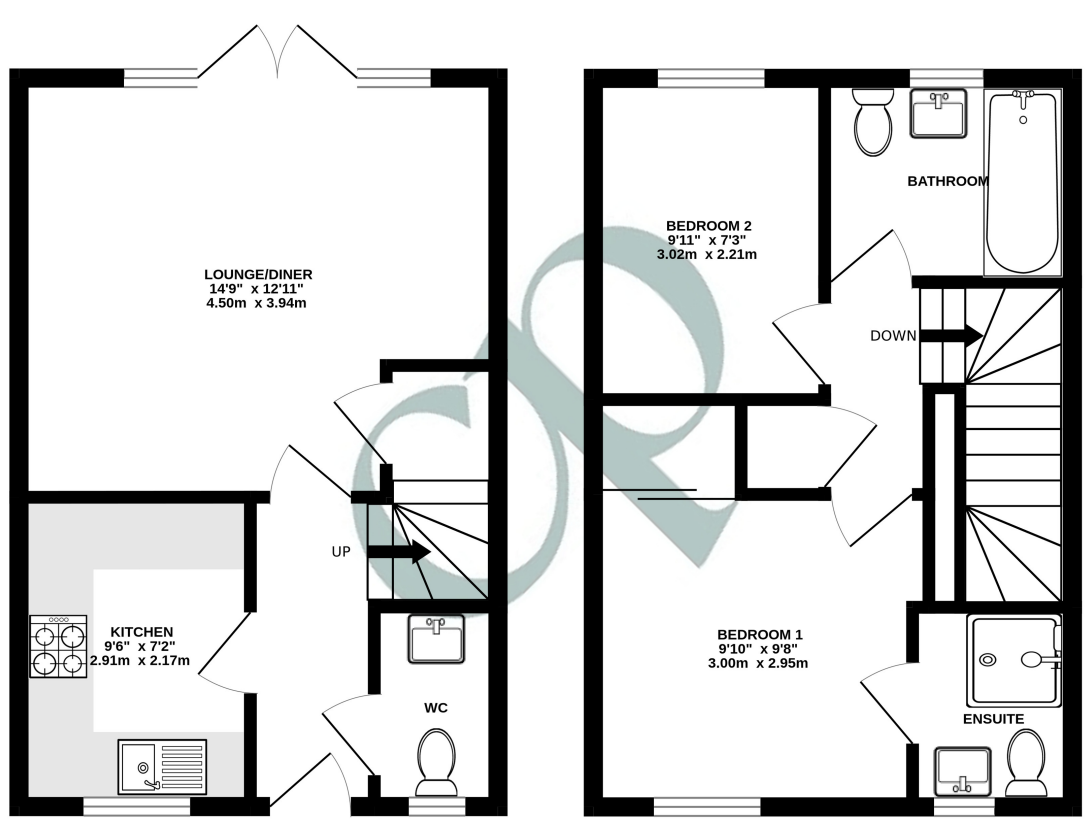




GROUND FLOOR
331 sq.ft. (30.8 sq.m.) approx.

1ST FLOOR
331 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 663 sq.ft. (61.6 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	97
(81-91)	B	83
(69-80)	C	
(55-68)	D	
(39-54)	E	
(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 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

Don't miss out on this amazing opportunity for a two bedroom semi with two bathrooms and two off-road parking spaces, a real rarity for a property of this type. All on the highly desirable Wixams side of Houghton Conquest.

- Two double bedrooms and two bathrooms.
- Ground floor WC.
- Private driveway providing off road parking for 2 cars.
- 6 years remaining on builders guarantee.
- Maintenance cost of circa £99 per annum.
- Rental yield of £1200pcm.

Ground Floor

Entrance Hall

UPVC entrance door to the front, radiator.

Cloakroom

A suite comprising of a low level WC, wash hand basin, double glazed window to the front, radiator.

Lounge/Diner

14' 9" x 12' 11" (4.50m x 3.94m) French doors opening to the garden, under stairs cupboard, double glazed window to the rear, two radiators.

Kitchen

9' 6" x 7' 2" (2.90m x 2.18m) A range of base and wall mounted units with work surfaces over, stainless steel sink and drainer with mixer tap, double glazed window to the front, combi-boiler, integrated appliances to include - oven, gas hob and extractor, dishwasher, fridge freezer and washing machine.

First Floor

Landing

Double glazed window to the side, storage cupboard.



Bedroom One

9' 10" x 9' 8" (3.00m x 2.95m) Fitted wardrobes, double glazed window to the front, radiator.

Ensuite

A suite comprising of a shower cubicle, low level WC, wash hand basin, double glazed window to the front, radiator.

Bedroom Two

9' 11" x 7' 3" (3.02m x 2.21m) Access to loft, double glazed window to the rear, radiator.

Bathroom

A suite comprising of a panelled bath with shower attachment, low level WC, wash hand basin, double glazed window to the rear, radiator.

Outside

Rear Garden

Mainly laid to lawn with patio seating area, shed and side access.

Parking

Private driveway to the side of the property providing 2 off-road parking spaces.

