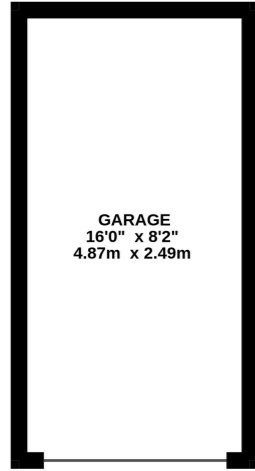
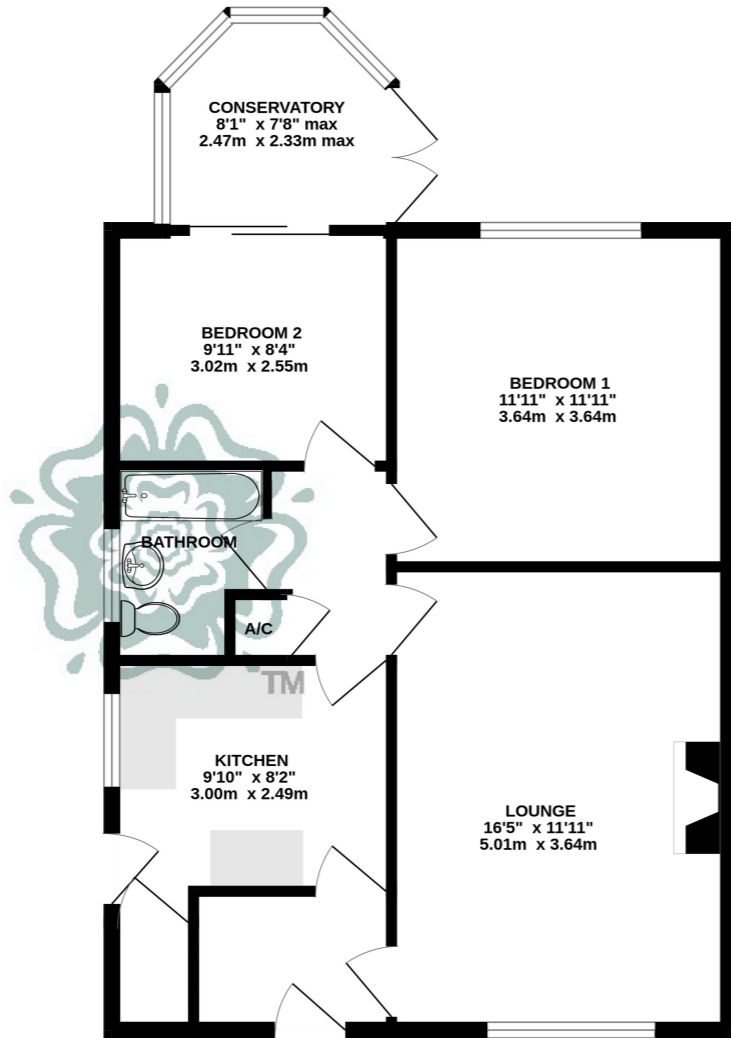


Floor Plans

GARAGE
131 sq.ft. (12.1 sq.m.) approx.



GROUND FLOOR
669 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA : 799 sq.ft. (74.3 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.
 Made with Metropix ©2023



52, Bedford Road

Houghton Conquest, Bedfordshire,
 MK45 3NE
 £300,000

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



A great opportunity to downsize to this large two bedroom semi-detached bungalow with ample off-road parking, garage and a good sized low maintenance garden.

- Two bedrooms.
- Ample off-road parking.
- Manageable low maintenance garden.
- Oil-fired boiler.
- Single garage.
- Could benefit from modernisation.

Accommodation

Entrance Hall

Composite entrance door, storage cupboard, double glazed window to the front.

Lounge

16' 5" x 11' 11" (5.00m x 3.63m) Brick feature fireplace, double glazed window to the front, radiator.

Kitchen

9' 10" x 8' 2" (3.00m x 2.49m) A range of base and wall mounted units with work surfaces over, stainless steel sink and drainer, space for appliances, cupboard housing oil boiler, side door to driveway, double glazed window to the side, radiator.

Conservatory

8' 1" x 7' 8" (2.46m x 2.34m) Double doors to the rear garden.

Inner Hallway

Access to loft, airing cupboard housing hot water tank.

Bedroom One

11' 11" x 11' 11" (3.63m x 3.63m) Single glazed window to the rear, radiator.

Bedroom Two

9' 11" x 8' 4" (3.02m x 2.54m) Sliding patio doors to conservatory, radiator.

Bathroom

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

Outside

Rear Garden

A low maintenance north-east facing garden, mainly shingled with patio seating area, mature trees, pond and shed to remain.

Parking

Driveway providing ample off-road parking.

Directions

From Amptill, take the B530 towards Bedford. Take the 2nd exit in to the village opposite Vision Blinds. Number 52 is on the left.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDOR

HOUGHTON CONQUEST - a small village with a mixture of properties. A6 is 2 miles away; M1 Junction 13 is 6 miles away. The mainline station is at Bedford or Flitwick. The village has a Lower school, Middle in Stewartby, an Upper in Wootton, Post office/store, pub & Knife & Cleaver country restaurant.

