



## 39 High Street, Houghton Conquest, Bedford, MK45 3LL

### £265,000 Freehold

- Period Property With Original Features
- Modernised Kitchen
- Potential Build Plot (STPP)
- Two Reception Rooms
- Versatile Accommodation
- Rear Access
- Private Driveway
- Brick Built Outbuilding
- Village Location
- No Upward Chain
- EPC Rating F

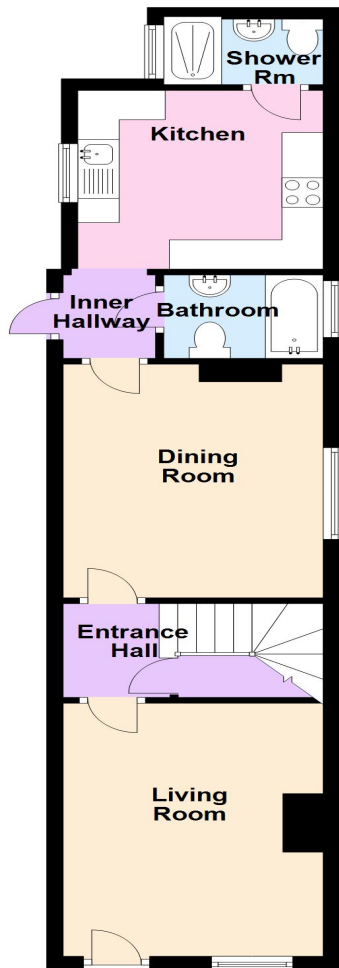




## Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to Elevation Estate Agents in the first instance.

**Ground Floor**



**First Floor**



Total area: approx. 93.9 sq. metres (1010.9 sq. feet)

This floor plan along with the dimensions are for guidance only and should not be used for carpet sizes, appliances or items of furniture. Plan produced using PlanUp.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	Predicted
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 to 100) <b>A</b>			(92 to 100) <b>A</b>
(81 to 91) <b>B</b>			(81 to 91) <b>B</b>
(69 to 80) <b>C</b>		<b>73</b>	(69 to 80) <b>C</b>
(55 to 68) <b>D</b>			(55 to 68) <b>D</b>
(39 to 54) <b>E</b>			(39 to 54) <b>E</b>
(21 to 38) <b>F</b>	<b>30</b>		(21 to 38) <b>F</b>
(1 to 20) <b>G</b>			(1 to 20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC		<b>England, Wales &amp; N.Ireland</b>
			EU Directive 2002/91/EC

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