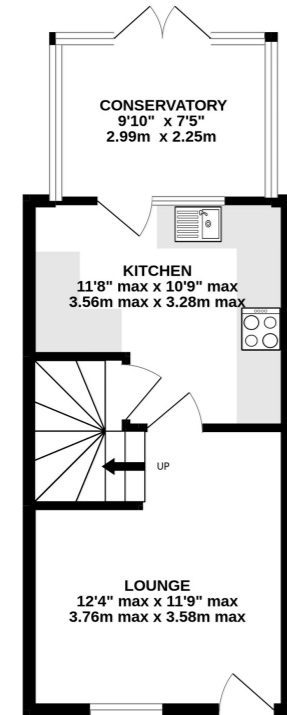
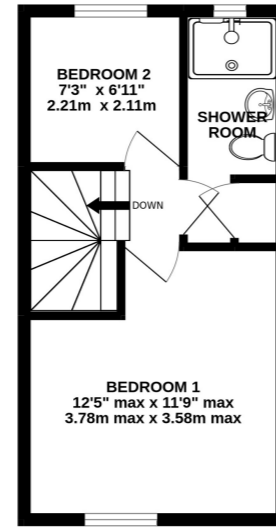


Floor Plans

GROUND FLOOR
472 sq.ft. (43.8 sq.m.) approx.



1ST FLOOR
272 sq.ft. (25.2 sq.m.) approx.



TOTAL FLOOR AREA : 744 sq.ft. (69.1 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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9, Cherry Close

Houghton Conquest, Bedfordshire,
MK45 3LQ
£235,000

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 two bedroom mid-terrace property with a garage and off-road parking in the charming village of Houghton Conquest, a short distance to all local amenities.

- Two bedrooms, one double and one single.
- Wet room shower room on the first floor.
- Short distance to village centre amenities.
- LPG gas central heating - no mains gas in the village.
- Garage and off-road parking.
- Highly regarded low school.

Ground Floor

Lounge

Max. 12' 4" x 11' 9" (3.76m x 3.58m)

Entrance door and double glazed window to the front, stairs rising to first floor, radiator.

Kitchen

A range of base and wall mounted units with work surfaces over, stainless steel sink and drainer with mixer tap, integrated split level oven and ceramic hob with extractor fan, space for washing machine and tumble dryer, combi-boiler, under stairs cupboard, double glazed window to the rear, radiator, door to:

Conservatory

9' 10" x 7' 5" (3.00m x 2.26m) Double glazed windows and radiator.

First Floor

Bedroom One

Max. 12' 5" x 11' 9" (3.78m x 3.58m) Double glazed window to the front, radiator.

Bedroom Two

7' 3" x 6' 11" (2.21m x 2.11m) Double glazed window to the rear, radiator.

Shower Room

A wet room shower room comprising a wash hand basin, low level WC, heated towel rail, access to loft, storage cupboard, double glazed with to the rear.

Outside

Rear Garden

A north-west facing garden, mainly patio with slate shingle and a rockery lined flower bed, LPG gas tanks, rear access to parking and garage.

Garage

Single garage to the rear with off-road parking.

Directions

From the centre of Ampthill follow the B530 and take the second turning into Houghton Conquest (opposite Vision Blinds) into Bedford Road. Take a right turn into Victoria Drive and Cherry Close is the first turning on the right hand side.

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.

