



**Connells**

Pitchfork Way  
Houghton Conquest Bedford





## Property Description

This immaculate throughout, two bedroom end of terrace home, offers a modern kitchen diner which opens to the rear garden, a low maintenance garden perfect for entertaining and al fresco dining, a cloakroom and well proportioned living room. Off road parking for two vehicles. Within the sought after location of Houghton Conquest. Early viewing is advised !

### Entrance

Door to front, hall with radiator.

### Cloak Room

Low level wc, hand wash basin, radiator.

### Living Room

15' 11" x 10' 4" ( 4.85m x 3.15m )

Double glazed window to front aspect, radiator, tv point. Stairs rising to first floor.

### Kitchen

11' 3" x 13' 2" ( 3.43m x 4.01m )

Wall to base fitted units, easy clean work surfaces, stainless steel sink, integrated oven with hob and extractor hood above, space for fridge freezer, double glazed French patio doors to rear garden with full length windows to either side, radiator, spotlights to ceiling. Space for dining furniture.

## First Floor

### Landing

Radiator, doors to bedrooms and bathroom, loft access, airing cupboard.

### Bedroom 1

8' 10" x 11' 5" ( 2.69m x 3.48m )

Double glazed window, radiator, fitted mirrored wardrobes.

### Bedroom 2

7' 10" x 3' 3" ( 2.39m x 0.99m )

Double glazed window, radiator.

### Bathroom

Panelled bath with shower over, low level wc, hand wash basin, spot lights to ceiling, shaver point, tiling, extractor fan, chrome towel radiator.

## Outside

### Front Garden

Block paved drive for off road parking for up to two vehicles, paved path to front door, planting area with shingle space for potted plants. Side gate access.

### Rear Garden

Mostly laid to lawn, side gate access, patio area, wooden shed, wooden fencing.



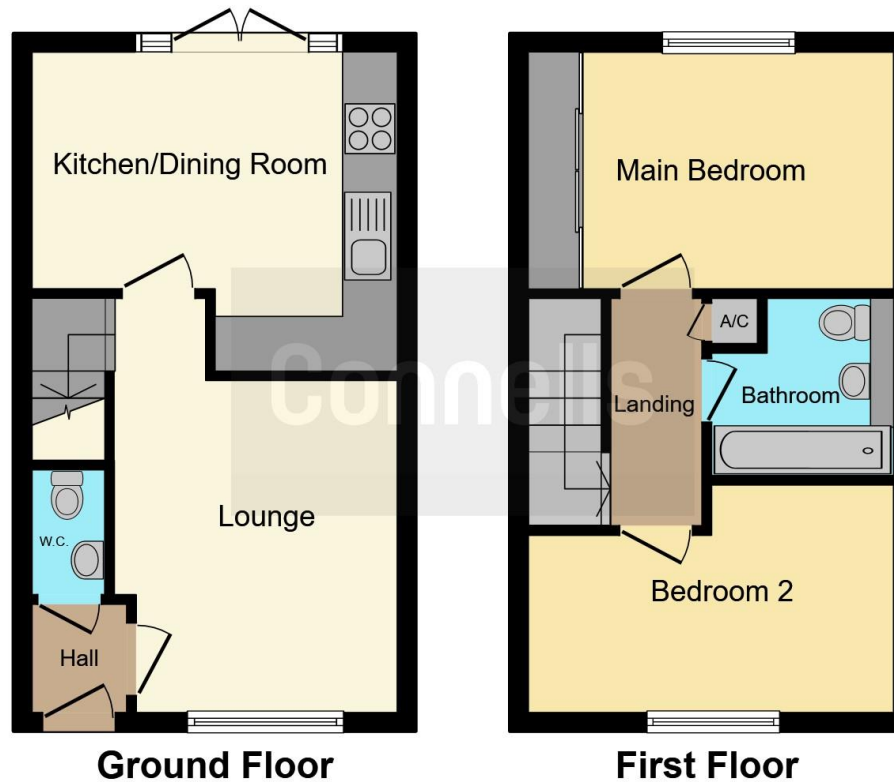












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**EPC Rating: B**

Tenure: Freehold

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