



**Connells**

Oatlands Drive  
Houghton Conquest BEDFORD



## Property Description

Connells are pleased to present this fantastic two double bedroom home, perfect for first time buyers, set within the sought after location of Houghton Conquest. Offering a modern kitchen/diner and living room. Upstairs you'll find two generously sized bedrooms, providing comfortable retreats, The family bathroom offers contemporary fixtures and fittings. Outside offers a neat rear garden with allocated parking for two vehicles to the front. Early viewing is advised!

## Entrance/ Hallway

Door to front, porch area, stairs rising to first floor, radiator, access to ground floor rooms.

## Living Room

11' 9" x 16' 6" ( 3.58m x 5.03m )  
Doubled glazed window to front aspect, radiator.

## Cloak Room

Low level wc, hand wash basin, extractor, radiator.

## Kitchen

15' 1" x 12' 11" ( 4.60m x 3.94m )  
Double glazed window, wall to base fitted units, easy clean work surfaces, stainless steel sink with drainer, integrated oven with hob, extractor fan above plumbing for washing machine, space for fridge freezer, .French patio doors to garden.

## First Floor

### Landing

Doors to bedrooms, loft access.

### Bedroom 1

15' 2" x 11' 9" ( 4.62m x 3.58m )  
Double glazed windows, radiator.

### Bedroom 2

14' 7" x 8' 5" ( 4.45m x 2.57m )  
Double glazed window, radiator.

### Bathroom

Double glazed window, storage cupboard, bath with shower over, low level wc, hand wash basin, extractor, radiator.

## Outside

### Front Garden

Paved path to front door, two allocated parking spaces.

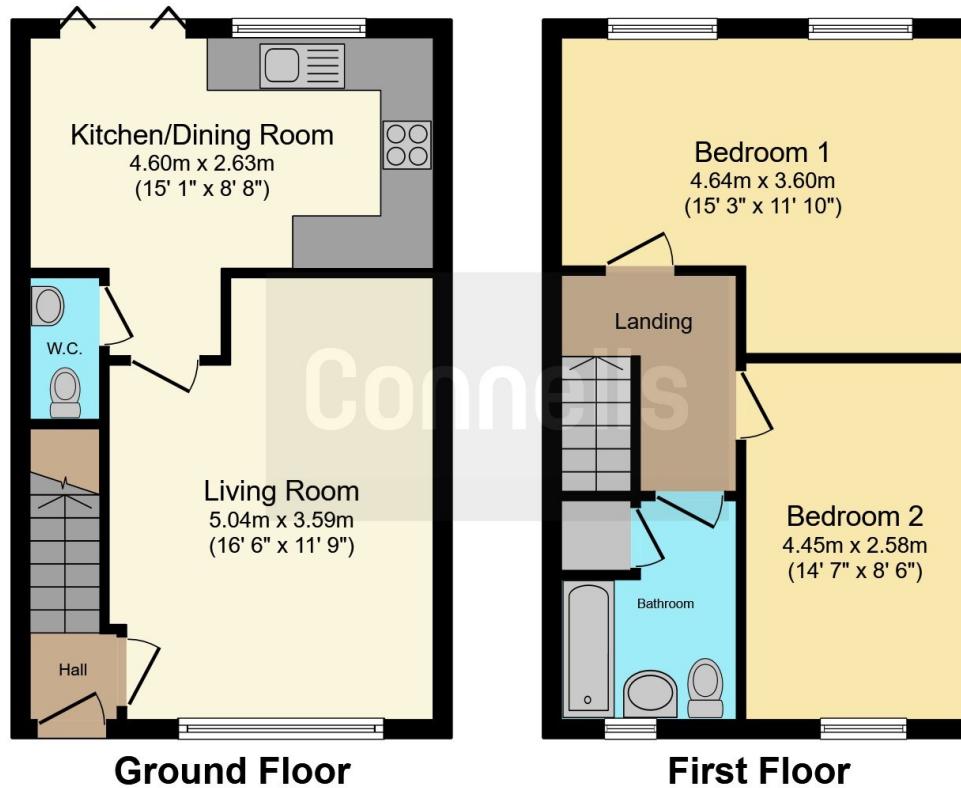
### Rear Garden

Artificial lawn, patio area, rear gate access.









Total floor area 71.5 m<sup>2</sup> (769 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01525 712 271**  
**E [flitwick@connells.co.uk](mailto:flitwick@connells.co.uk)**

Unit 9 Russell Centre Coniston Road Flitwick  
BEDFORD MK45 1QY

EPC Rating: B    Council Tax  
Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/FLI305632](http://connells.co.uk/Property/FLI305632)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: FLI305632 - 0007