



Connells

Robinson Avenue
Houghton Conquest Bedford

Robinson Avenue Houghton Conquest Bedford MK45 3GF

for sale offers over
£300,000



Property Description

Located in the highly regarded village of Houghton Conquest, this beautifully presented two bedroom end of terrace home offers modern living in a peaceful and well connected setting. Finished with stylish contemporary décor throughout, the property provides a practical and welcoming layout ideal for first time buyers, downsizers, or anyone seeking a move in ready home in a charming village community.

The ground floor features a modern, well appointed kitchen with sleek finishes and ample storage, along with a bright and comfortable living room that serves as the perfect space for relaxing or entertaining. Patio doors open directly onto the rear garden, allowing natural light to flow through and creating a seamless indoor-outdoor feel. A convenient downstairs toilet completes the ground floor accommodation.

Upstairs, the property offers two generously sized double bedrooms, both benefiting from tasteful modern décor and excellent natural light. These are served by a stylish family bathroom finished to a contemporary standard.

Outside, the home enjoys a fully enclosed rear garden-ideal for outdoor dining, gardening, or simply unwinding. A rear gate provides easy access to two allocated parking spaces, offering everyday convenience without compromising the garden's privacy.

Situated within Houghton Conquest, residents benefit from a welcoming village atmosphere, local amenities, countryside walks, and easy access to nearby towns and transport links.

Entrance

Radiator, doubled glazed door to front, leading to WC, kitchen, living room and stairs rising to first floor.

Cloak Room

Radiator, wash hand basin, toilet and double-glazed opaque window to front aspect.

Living Room

Two radiators, under stair storage cupboard, double glazed windows and double-glazed doors to rear aspect and garden.

Kitchen

Wall to base fitted units, easy clean work surfaces, one and a half bowl stainless steel sink with drainer, gas hob, integrated oven, extractor fan, integrated white goods, Double glazed window to front aspect, boiler.

First Floor

Landing

Access from stairs to both bedrooms, family bathroom and storage cupboard.

Bedroom 1

Radiator, double glazed window to front aspect access to en suite.

En Suite

Shower unit, hand wash basin, low level wc, extractor fan, frosted double glazed window to front aspect.

Bedroom 2

Radiator, double glazed window to rear aspect.

Bathroom

Radiator, toilet, wash hand basin, frosted double glazed window to rear aspect, bath with shower above, extractor fan.

Outside

Front Garden

Part paved and part gravel, space for potted plants.

Rear Garden

Enclosed rear garden with part patio and part laid to lawn. Gated access to the rear of the garden with a pathway that leads directly to the two allocated parking spaces.

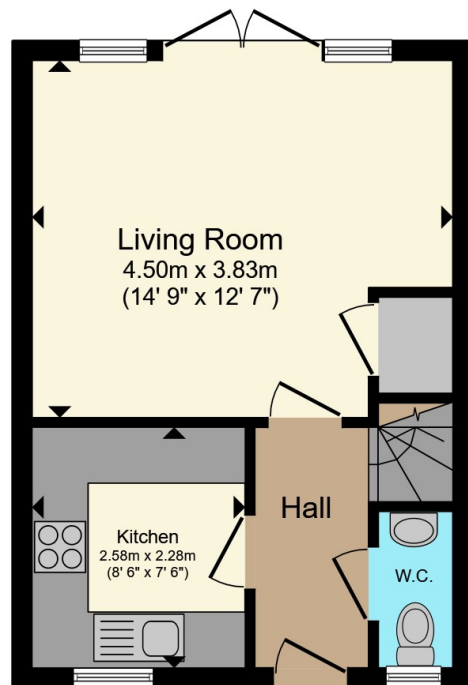
Agents Note:

"Please be aware that in line with UK regulatory requirements, if your offer is successful, we will require ID and proof of addresses from all buyers prior to formally processing any accepted offers. An AML fee of £80 (Including VAT) is also payable at this stage and covers the cost of carrying out the required identify and anti-money laundering checks. Once the payment has been taken and the checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead"

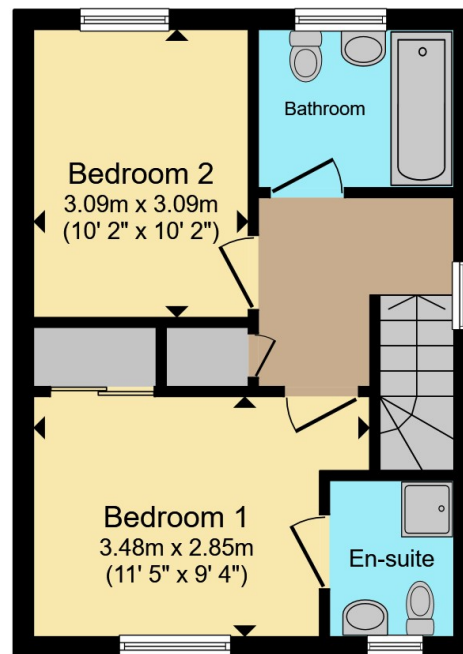








Ground Floor



First Floor

Total floor area 58.6 m² (631 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.propertybox.io

Connells

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EPC Rating: C Council Tax
Band: C

Tenure: Freehold

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