

9 Albert Place, Houghton Conquest

Bedford

Offers Over **£550,000**

9 Albert Place

Houghton Conquest, Bedford

Built in the late 1800s and beginning as two cottages, this handsome double-fronted property was converted into one in the 1970s, and brilliantly enlarged by the owner in 2011 to increase living space and include a fourth bedroom with en suite. There's still plenty of potential, with planning permis

Tenure: Freehold



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract.

We have not tested any services or appliances (including central heating if fitted)referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

If a property is unoccupied at any time there may be reconnection charges for any switched-off/disconnected or drained services or appliances – All measurements are approximate.

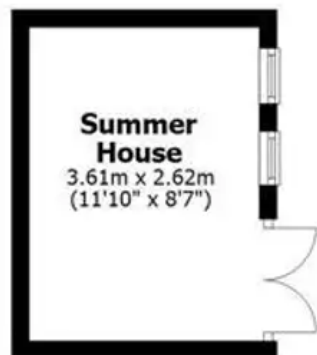




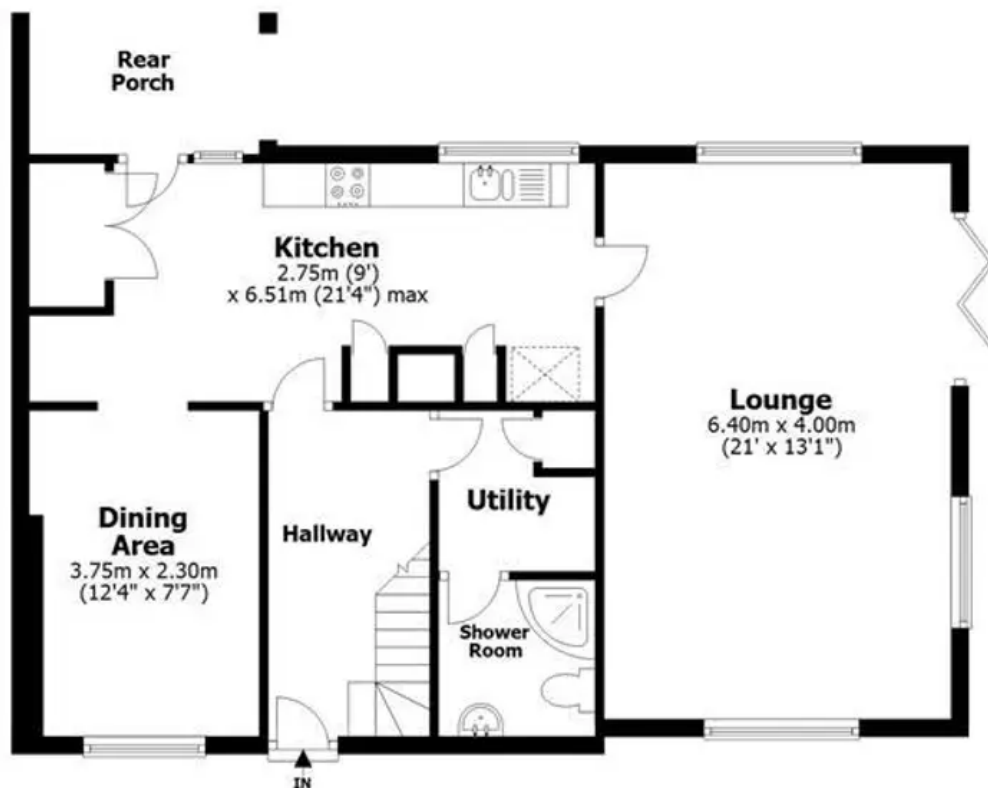


Ground Floor

Main area: approx. 67.5 sq. metres (726.7 sq. feet)
Plus outbuildings, approx. 9.5 sq. metres (101.8 sq. feet)



Summer House
3.61m x 2.62m
(11'10" x 8'7")



Rear Porch

Kitchen
2.75m (9')
x 6.51m (21'4") max

Lounge
6.40m x 4.00m
(21' x 13'1")

Dining Area
3.75m x 2.30m
(12'4" x 7'7")

Hallway

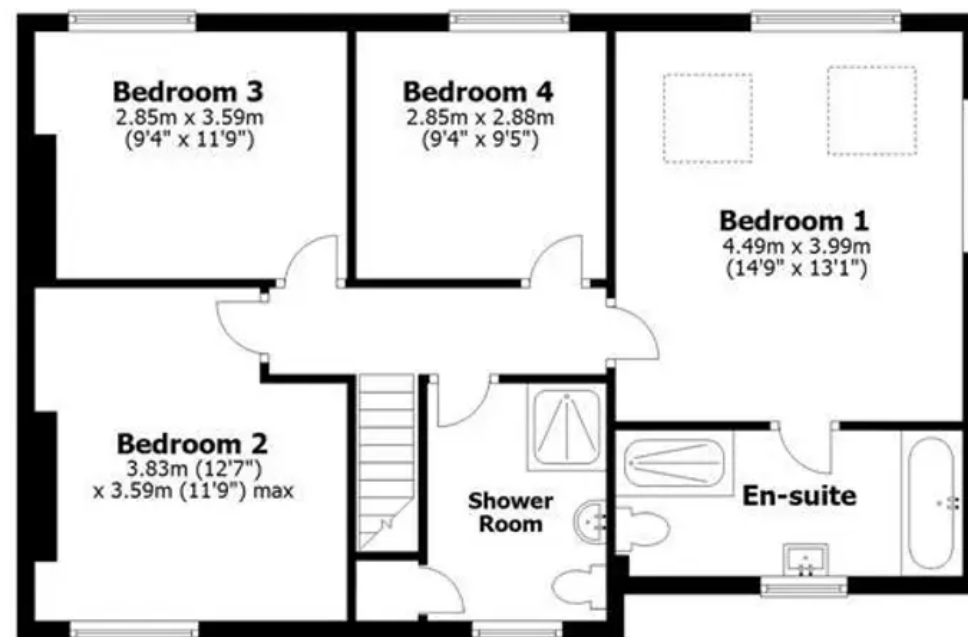
Utility

Shower Room

IN

First Floor

Approx. 69.7 sq. metres (750.4 sq. feet)



Bedroom 3
2.85m x 3.59m
(9'4" x 11'9")

Bedroom 4
2.85m x 2.88m
(9'4" x 9'5")

Bedroom 1
4.49m x 3.99m
(14'9" x 13'1")

Bedroom 2
3.83m (12'7")
x 3.59m (11'9") max

Shower Room

En-suite

Main area: Approx. 137.2 sq. metres (1477.2 sq. feet)

Plus outbuildings, approx. 9.5 sq. metres (101.8 sq. feet)

This plan is for layout guidance only and not drawn to scale unless stated. Windows and Door openings are approximate. Whilst every care is taken in the preparation of this floor plan please check all measurements, shapes and compass bearings before making any decisions upon them. © James Kendall Estate Agents
Plan produced using PlanUp.



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