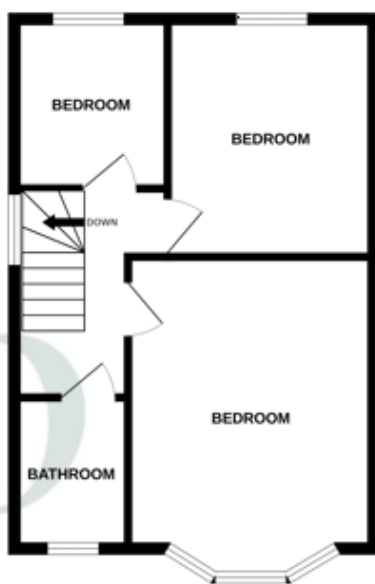
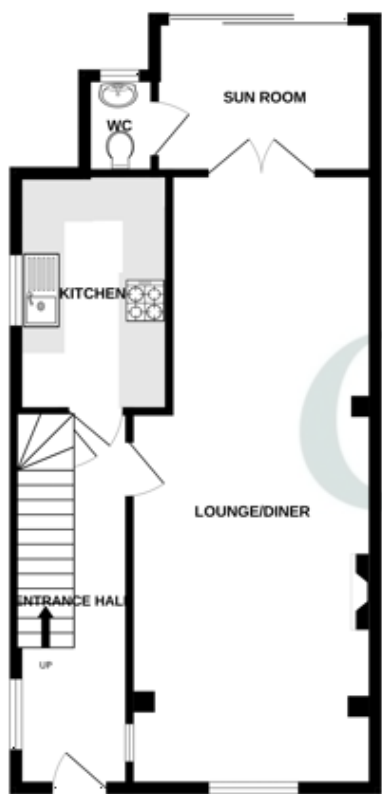




GROUND FLOOR

1ST FLOOR



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.
Made with Hozonix 1/2020

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82+)	A	65	79
(61-81)	B		
(50-60)	C		
(39-50)	D		
(29-38)	E		
(19-28)	F		
(1-18)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

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

First time to the open market, this extended, traditionally built three bedroom bay fronted semi detached house with a huge rear garden, and is being sold with no upper chain.

- No upper chain
- Extended lounge and dining room making a fantastic social space.
- Car Port and Garage
- Ample parking on block paved driveway
- Gas central heating
- Completely refurbished kitchen and bathroom

Ground Floor

Entrance Hall

Double glazed window to side, cupboards, stairs to first floor, radiator.

Cloakroom

Double glazed window to rear, fully tiled to all areas, wash hand basin and low level w/c, radiator.

Lounge/Diner

28' 2" x 11' 08" (8.59m x 3.56m)
Georgian style double glazed window to front, open plan, living flame gas fire and surrounds, two radiators, double glazed doors to sun room.

Sun/Garden Room

10' 2" x 7' 3" (3.10m x 2.21m)
Double glazed window to rear, patio doors to rear, radiator.

Kitchen

11' 1" x 7' 3" (3.38m x 2.21m)
Double glazed window to side, a range of base and wall mounted units with work surfaces over, stainless steel sink and drainer, 5 gas ring hob and stainless steel cooker hood, space for fridge freezer, plumbing for washing machine, integrated dishwasher, split level double oven, lighting under and above units.



First Floor

Landing

Access to boarded loft, double glazed window.

Bedroom One

13' 3" x 11' 9" (4.04m x 3.58m) into bay
Double glazed bay window to front, radiator.

Bedroom Two

10' 10" x 9' 4" (3.30m x 2.84m)
Double glazed window to rear, radiator.

Bedroom Three

7' 10" x 7' 11" (2.39m x 2.41m)
Double glazed window to rear, radiator.

Bathroom

Underfloor heating, double glazed window to front, fully tiled, a white suite comprising of panelled bath with telephone mixer attachment and shower over bath,, wash hand basin and low level w/c.

Outside

Rear Garden

Large lawn area, patio area, mature shrubs and flower borders, storage, shed.

Garage

Detached single garage with side door.

Parking

Five bar gate into large block paved driveway providing ample parking, covered car port, electric car charger.

NB

These are preliminary details to be approved by vendor.

