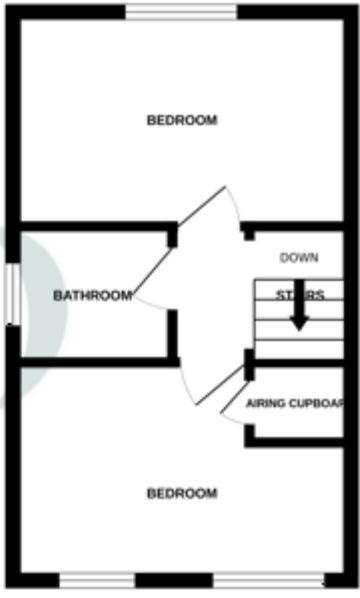
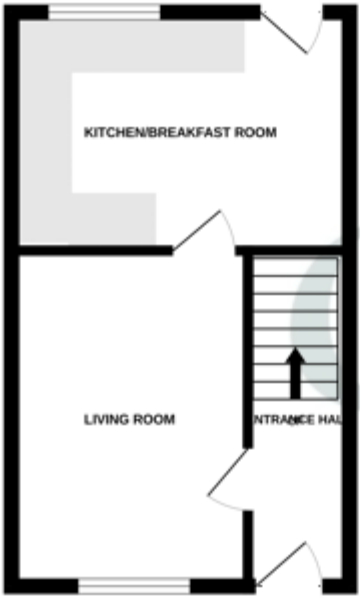




GROUND FLOOR

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 floorplan 12/2019

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		Not energy efficient - higher running costs
(21-38)	F		
(1-20)	G		
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

A delightful two double bedroom semi detached house located within excellent school catchment and benefits from having a south facing rear garden.

- No Upper Chain
- Lounge with feature fire place
- Two double bedrooms
- Kitchen breakfast room
- Parking to the side of property

Kitchen/Breakfast Room

12' 7" x 8' 10" (3.84m x 2.69m)
Double glazed window to rear, a range of base and wall mounted units with work surfaces over, sink and drainer with mixer tap over, plumbing for washing machine, integrated oven, 4 ring gas hob, extractor hood, radiator, space for table and chairs, door to rear.

First Floor

Landing

Loft access.

Bedroom One

12' 7" x 9' 10" (3.84m x 3.00m)
Leaded light window to front, built in cupboard, radiator.

Bedroom Two

12' 7" x 8' 1" (3.84m x 2.46m)
Double glazed window to rear, radiator.



Ground Floor

Entrance Hall

Front entrance door, radiator, stairs to first floor.

Lounge

15' 9" x 9' 4" (4.80m x 2.84m) plus under stairs cupboard.
Leaded light window to front, feature fire place with living flame effect, understairs cupboard, radiator.

Bathroom

Double glazed window to side, radiator, white suite comprising of panelled bath with shower over, wash hand basin, low level w/c.

Outside

Front Garden

Shrubs and flower borders, access via side to the rear garden.

Parking

Driveway offering off road parking for two cars.

Rear Garden

South facing rear garden, lawn area with mature shrubs and flower beds, block paved patio, timber fencing.

NB

These are preliminary details to be approved by the vendor.

