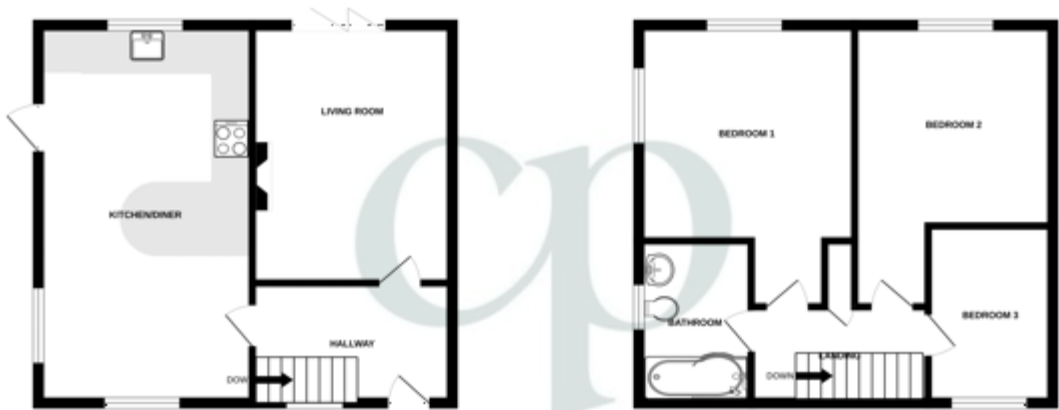




GROUND FLOOR

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 misstatement. 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 12025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	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

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A truly stunning and totally refurbished three bedroom semi detached family home, placed on the open market in showroom condition by the current vendors.

- Superb refitted kitchen breakfast room
- Lounge with log burner feature fireplace
- Three well proportioned bedrooms
- Refitted bathroom suite
- Front, side and south facing rear garden.
- Replaced double glazing throughout

Ground Floor

Entrance Hall

Front entrance door, double glazed window to front, plantation shutters, stairs to first floor, understairs cupboard, radiator.

Lounge

13' 8" x 11' 0" (4.17m x 3.35m)
Double glazed window to rear, downlights to ceiling, feature log burner, Bi-fold doors to rear, radiator.

Kitchen/Diner

19' 11" Max x 9' 7" (6.07m x 2.92m) plus door recess
Double glazed windows to front and side, plantation blinds, a range of base and wall mounted units with work surfaces over, butler sink, ceiling downlights, oven, electric hob and extractor, dishwasher, washer/dryer, breakfast bar, combi boiler, radiator, stable door to rear.

First Floor

Landing

Double glazed window and plantation shutters, storage cupboard, loft access, oak and white balustrade.

Bedroom One

12' 1" x 12' 2" (3.68m x 3.71m)
Double glazed window to side and rear, radiator.



Bedroom Two

9' 5" x 10' 6" (2.87m x 3.20m) plus door recess
Double glazed window to rear, radiator.

Bedroom Three

10' 3" x 6' 8" (3.12m x 2.03m)
Double glazed window to front, plantation shutters, built in wardrobes, radiator.

Bathroom

Double glazed window to side, plantation shutters, ceiling down lights, part tiling to splashback areas, white suite comprising of P shaped panelled bath with rainfall shower head over, wash hand basin and low level w/c, towel rail

Outside

Rear Garden

South facing rear garden, timber fencing, lawn area, patio area, shingle side area, brick built shed, side gate.

Front Garden

Lawn area, shrubs and flower borders, hedge, natural stone pathway.

NB

These are preliminary details to be approved by the vendor.

All descriptions, images and marketing materials are for general guidance only and highlight the lifestyle and features a property may offer. They do not form part of any contract or warranty. Whilst every effort is made to ensure accuracy, neither Country Properties. nor the seller accepts responsibility for any errors. Buyers should verify all details through their own inspections, searches and legal advisers before proceeding.

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