



GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C	75	
(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			

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 Mangan 12/2020

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: ampthill@country-properties.co.uk
www.country-properties.co.uk

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An ideal property investment or first home, this two bedroom terraced property is being sold with no upper chain.

- No Upper Chain
- Open plan kitchen/lounge/diner
- Two bedrooms with fitted wardrobes
- Family bathroom
- Garage in block
- Low maintenance front and rear gardens

Ground Floor

Entrance Porch
Double glazed window to side, front entrance door leading to:
Lounge/Dining Room
18' 7" x 12' 5" (5.66m x 3.78m)
Double glazed window to front, open plan to kitchen, radiator.

Kitchen
12' 5" x 6' 4" (3.78m x 1.93m)
Open plan kitchen with double glazed window to rear, a range of base and wall mounted units with work surfaces over, stainless steel sink and drainer, breakfast bar, door to conservatory.

Conservatory
12' 5" x 4' 9" (3.78m x 1.45m)
Glazed window to rear, power and light, outside tap.

First Floor

Landing
Airing cupboard housing Worcester combi boiler.
Bedroom One
12' 6" x 9' 1" (3.81m x 2.77m)
Double glazed window to front, built in wardrobes and additional cupboard, radiator.

Bedroom Two
12' 1" x 7' 0" (3.68m x 2.13m)
Double glazed window to rear, built in wardrobes, radiator.
Bathroom
Double glazed window to rear, part tiling to splashback areas, towel rail, white suite comprising of panelled bath with shower over, low level w/c and wash hand basin.

Outside

Garage
Single garage in nearby block.
Front Garden
Low maintenance shingle, shrubs and flower borders.
Rear Garden
South facing garden with low maintenance shingle area, timber fences and gate to the rear providing access to garage block.

NB
These are preliminary details to be approved by the vendor.

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