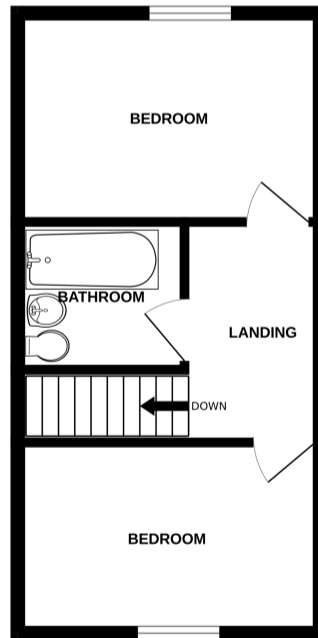
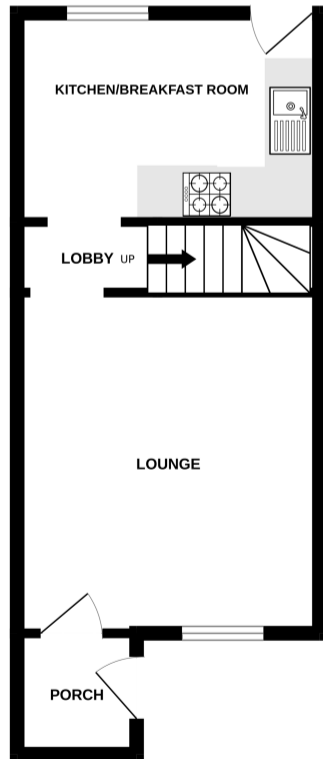




GROUND FLOOR
329 sq.ft. (30.5 sq.m.) approx.

1ST FLOOR
305 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA: 634 sq.ft. (58.9 sq.m.) approx.

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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C		59
(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

Country Properties | 1, Church Street | MK45 2PJ
T: 01525 403033 | E: amphill@country-properties.co.uk
www.country-properties.co.uk

An excellent opportunity for the first time or discerning buyers to purchase this two bedroom terraced property situated within the popular Barton Hills estate.

- Lounge.
- Kitchen/Breakfast Room.
- Two bedrooms.
- Close to local amenities.
- Garage and parking.
- Front and rear gardens.

Ground Floor

Entrance Hall

Double glazed entrance door to the front.

Lounge

14' 5" x 12' 3" (4.39m x 3.73m)
Dado rail and coving, double glazed window to the front, radiator.

Kitchen/Breakfast Room

A range of base and wall mounted units, gas hob with oven under and extractor over, conventional boiler, double glazed window to the rear, radiator.

First Floor

Landing

Access to loft.

Bedroom One

12' 4" x 8' 3" (3.76m x 2.51m)
Airing cupboard housing hot water tank, double glazed window to the rear, radiator.



Bedroom Two

10' 7" x 8' 3" (3.23m x 2.51m)
Mirror fronted wardrobes, double glazed window to the front, radiator.

Bathroom

A suite comprising of a panelled bath with shower over, low level WC, wash hand basin, radiator.

Outside

Rear Garden

Patio area, timber fencing, access to rear.

Garage

Parking

Off-road parking.

