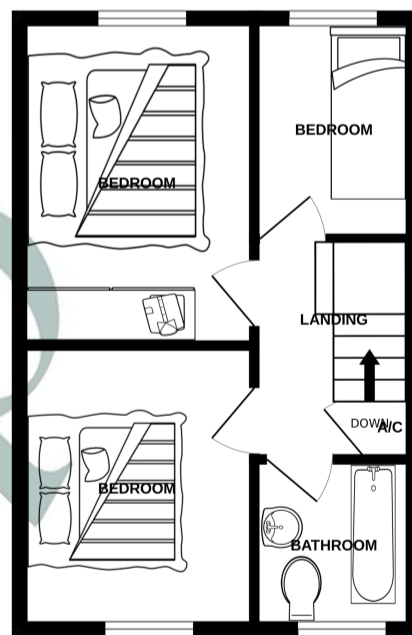
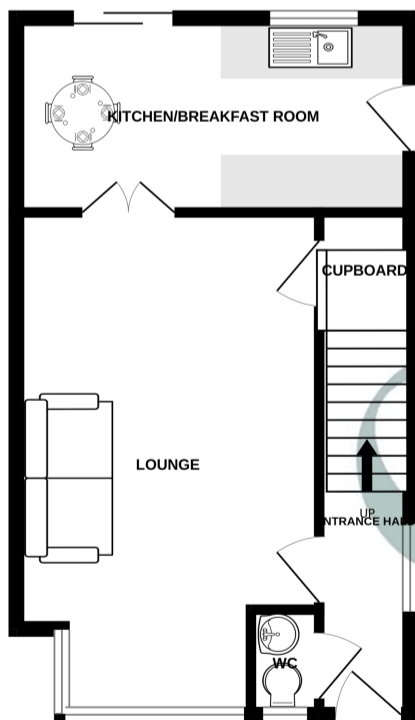




GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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 Metropix v2024.

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 valuation, contact the numbers listed on the brochure.

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

We are delighted to offer "for sale" this three bedroom semi-detached family home which has high potential to extend STPP and is located within excellent school catchments.

- Secluded rear garden.
- Being offered with no onward chain.
- Garage and two allocated parking spaces.
- Three bedrooms and family bathroom.

Ground Floor

Entrance Hall

UPVC double glazed entrance door to front, laminate flooring, radiator, double glazed window to side, stairs rising to first floor.

Cloakroom

A suite comprising of a low level WC, wash hand basin, radiator, laminate flooring, double glazed window to front.

Lounge

17' 11" into bay x 11' 4" max (5.46m x 3.45m) Double glazed bay window to front, two radiators, fitted carpet, understairs cupboard, multi-glazed doors into:

Kitchen/Diner

14' 10" x 8' 3" (4.52m x 2.51m) Kitchen Area - A range of base and wall mounted units with work surfaces over, sink and drainer with mixer taps over, plumbing for washing machine, area for dishwasher, double glazed window to rear, wall mounted boiler, vinyl flooring, double glazed door to side and double glazed patio doors to rear.

Dining Area - Wall mounted cupboards, radiator.



First Floor

Landing

Fitted carpet, access to loft, airing cupboard housing hot water tank and shelving.

Bedroom One

12' 8" x 8' 8" (3.86m x 2.64m) Double glazed window to rear, radiator, fitted carpet, "his and hers" wardrobes with hanging space and shelving.

Bedroom Two

10' 0" x 8' 3" (3.05m x 2.51m) Double glazed window to front, radiator, fitted carpet.

Bedroom Three

8' 4" x 6' 0" (2.54m x 1.83m) Double glazed window to rear, radiator, fitted carpet.

Bathroom

A suite comprising of a low level WC, wash hand basin, tiling to splashbacks, panelled bath with separate shower over, heated towel rail, double glazed window to front, ceramic tiled flooring.

Outside

Front Garden

Mainly laid to lawn, side access to rear.

Rear Garden

Mainly laid to lawn, timber fencing to sides and rear, wooden decking, shrubs and flower borders, outside lighting.

Garage

Up and over door, power and light.

Parking

Driveway providing off-road parking for two vehicles.

