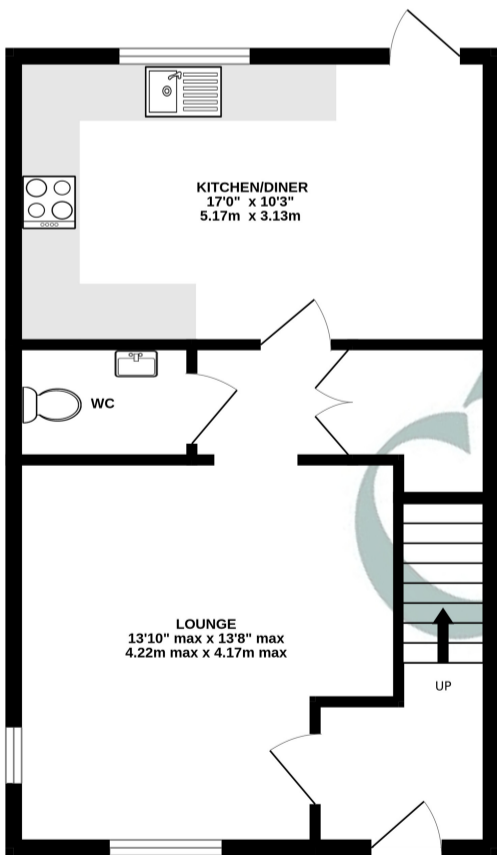
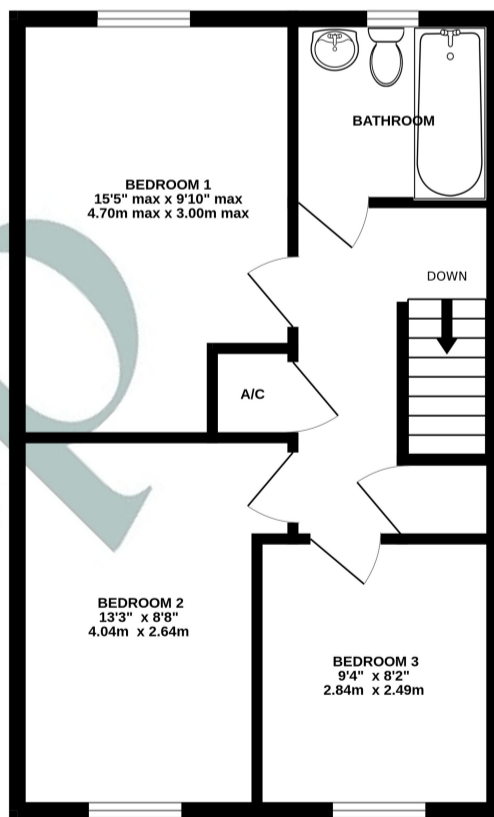




GROUND FLOOR
 477 sq.ft. (44.4 sq.m.) approx.



1ST FLOOR
 477 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA: 955 sq.ft. (88.7 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		94
(81-91)	B	83	
(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 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

The perfect sized end-of-terrace with its three double bedrooms, off-road parking for three cars and the kitchen/diner opening on to the south-facing garden - it's hard to fault!

- Three double bedrooms.
- Open plan kitchen/diner opening on to garden.
- Off-road parking to the rear for 3 cars.
- South-facing rear garden.
- Maintenance charge of £37.16 pcm.
- No onward chain.

Ground Floor

Entrance Hall

Entrance door to the front, stairs rising to first floor, radiator.

Cloakroom

A suite comprising of a low level WC, wash hand basin, radiator.

Lounge

Max. 13' 10" x 13' 8" (4.22m x 4.17m) Double glazed sash windows to the front and side, two radiators.

Kitchen/Diner

17' 0" x 10' 3" (5.18m x 3.12m) A range of base and wall mounted units with work surfaces over, stainless steel sink and drainer with mixer tap, eye-level oven and electric hob with extractor over, space for appliances, double glazed window to the rear, radiator.

First Floor

Landing

Cupboard over stairs, airing cupboard housing hot water tank, access to loft, radiator.

Bedroom One

Max. 15' 5" x 9' 10" (4.70m x 3.00m) Double glazed window to the rear, radiator.

Bedroom Two

13' 3" x 8' 8" (4.04m x 2.64m) Double glazed sash window to the front, radiator.



Bedroom Three

9' 4" x 8' 2" (2.84m x 2.49m) Double glazed sash window to the front, radiator.

Bathroom

A suite comprising of a panelled bath with shower mixer attachment, low level WC, wash hand basin, heated towel rail, double glazed window to the rear.

Outside

Rear Garden

A south-facing rear garden, mainly laid to artificial lawn with patio seating area.

Parking

Off-road parking for 3 cars to the rear of the property.

NB

It is becoming increasingly likely that modern developments have a management company responsible for communal areas such as play areas and opens greens, therefore this will usually incur management fees.

