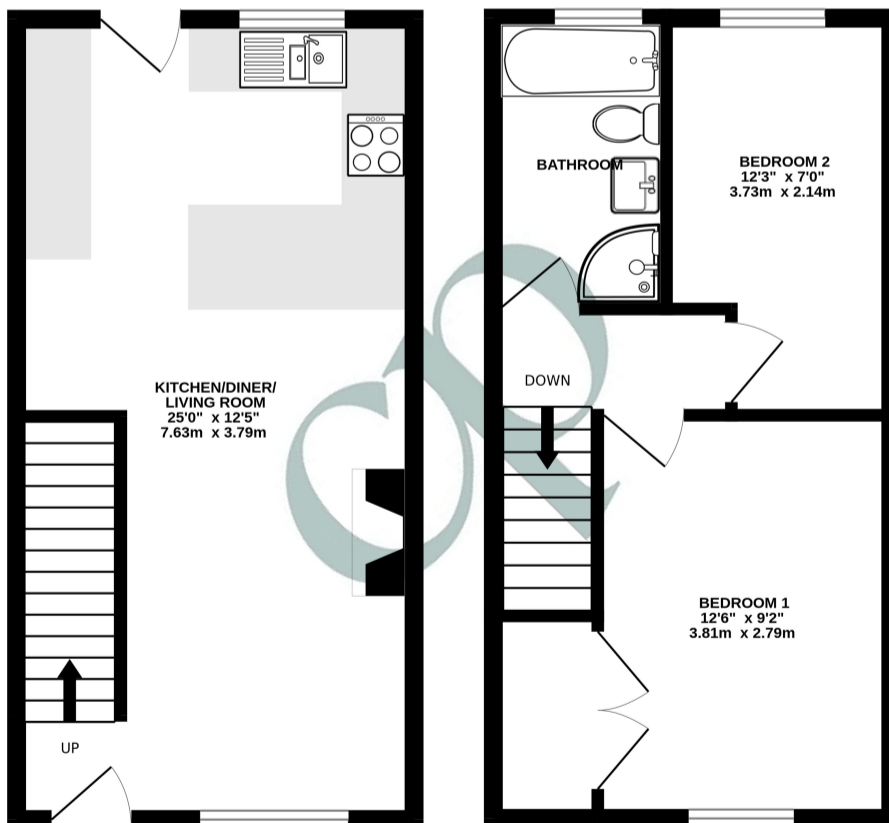




GROUND FLOOR
305 sq.ft. (28.3 sq.m.) approx.

1ST FLOOR
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 616 sq.ft. (57.2 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			100
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		69
(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

This immaculately presented end-of-terrace property, recently renovated throughout and set right in the heart of Maulden, is the perfect home for any first time buyer, combining the charming tranquillity of Maulden with the bustling hub of Amphill a short distance away!

- Two bedrooms and first floor bathroom.
- Beautifully presented throughout.
- Garage to the rear en-bloc.
- South facing rear garden.
- Set in the heart of Maulden and only a short distance to Amphill town centre.
- No onward chain.

Ground Floor

Kitchen/Dining/Living Room

25' 0" x 12' 5" (7.62m x 3.78m) Entrance door and double glazed window to the front, stairs rising to first floor, feature wood-burner, a range of base and wall mounted units with work surfaces over and breakfast peninsula, 1.5 basin composite sink and drainer with mixer tap, integrated split-level ovens and induction hob with extractor over, integrated fridge freezer and slimline dishwasher plus integrated wine fridge, space for washing machine, combi-boiler, double glazed window and door to the rear, radiator.

First Floor

Landing

Access to loft.



Bedroom One

12' 6" x 9' 2" (3.81m x 2.79m) Fitted wardrobes, double glazed window to the front, radiator.

Bedroom Two

12' 3" x 7' 0" (3.73m x 2.13m) Double glazed window to the rear, radiator.

Bathroom

A suite comprising of a panelled bath and separate shower cubicle, low level WC, wash hand basin, floor lighting strip, heated towel rail, double glazed window to the rear.

Outside

Rear Garden

South-facing rear garden, mainly laid to lawn with patio seating area, sleeper-lined flower bed, gate to the rear and access to garage en-bloc.

Garage

Single garage en-bloc to the rear of the property.

