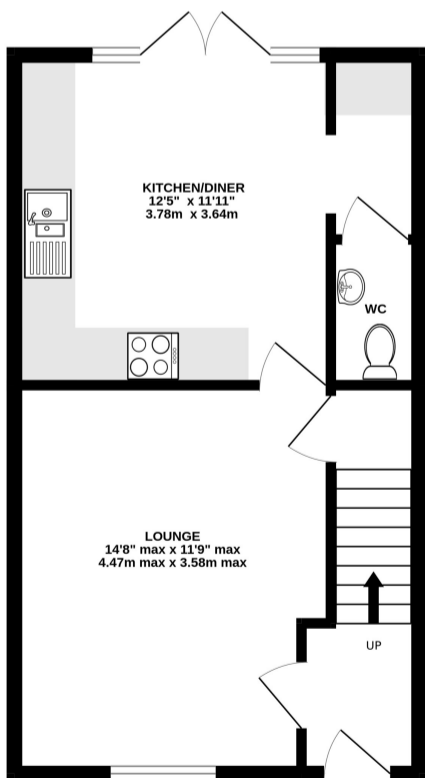
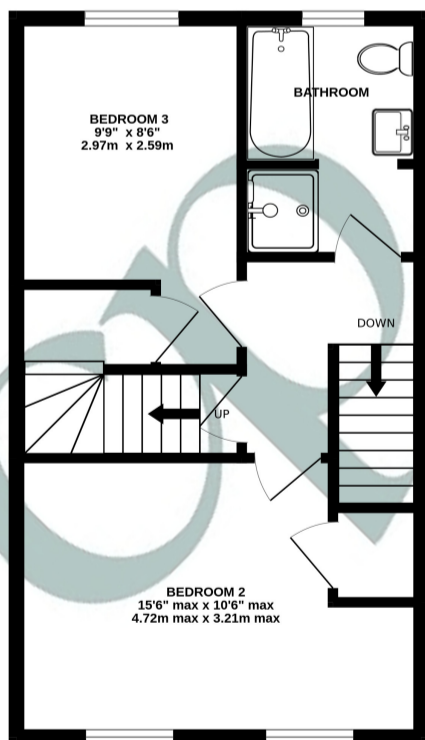




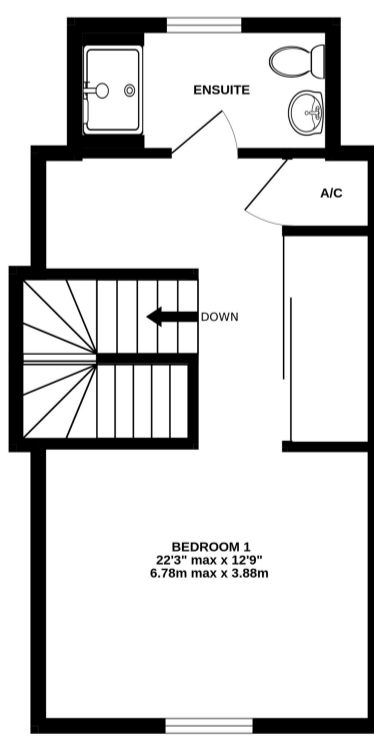
GROUND FLOOR
414 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.



2ND FLOOR
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 1153 sq.ft. (107.1 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	84	
(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

Arguably the best example of this house type on the Amphill Chase development with it's wonderful open top floor and gallery landing and larger than average garden accessible via the kitchen/diner - a real must see!

- Three double bedrooms and two bathrooms across three floors.
- Beautifully presented throughout.
- Larger than average garden.
- Off-road parking for three cars plus visitors spaces.
- 6 years remaining on builders guarantee.
- Management cost of circa £250 p/a.

Ground Floor

Entrance Hall

UPVC entrance hall to the front, radiator.

Lounge

Max. 14' 8" x 11' 9" (4.47m x 3.58m)
Under stairs cupboard, double glazed window to the front, radiator.

Kitchen/Diner

12' 5" x 11' 11" (3.78m x 3.63m) A range of base and wall mounted units with work surfaces over, 1.5 basin composite sink and drainer with mixer tap, split-level ovens and electric hob with extractor over, integrated fridge freezer and dishwasher, French doors opening to the rear garden, radiator.

Utility Area

A range of base and wall mounted units, integrated washing machine, gas boiler.

Cloakroom

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

First Floor

Landing

Stairs rising to second floor.



Bedroom Two

15' 6" x 10' 6" (4.72m x 3.20m)
Cupboard over stairs, two double glazed windows to the front, radiator.

Bedroom Three

9' 9" x 8' 6" (2.97m x 2.59m) Under stairs cupboard, 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, heated towel rail, double glazed window to the rear.

Second Floor

Bedroom One

Max. 22' 3" x 12' 9" (6.78m x 3.89m)
Fitted wardrobes, access to boarded loft, airing cupboard housing hot water tank, double glazed window to the front, two radiators.

Ensuite

A suite comprising of a shower cubicle, low level WC, wash hand basin, heated towel rail, double glazed window to the rear.

Outside

Rear Garden

Beautifully landscaped and south-facing, this flower bed-lined garden has a shaped lawn area plus a composite decked seating area and a shingled BBQ area. There is also two useful storage sheds to remain.

Parking

Off-road parking for three cars.

