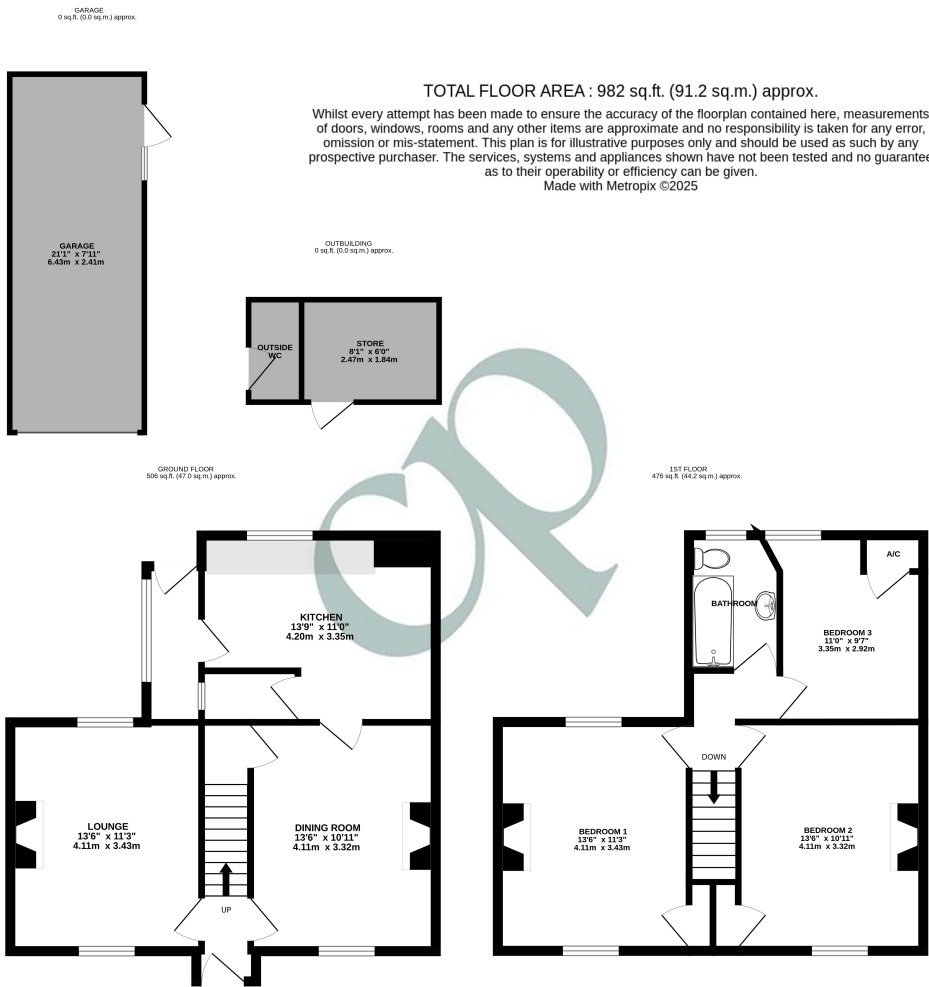




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82+)	A	83
(61-81)	B	
(49-60)	C	
(55-68)	D	44
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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

Don't miss out on this rare opportunity for a Victorian project house on a 0.1 acre plot with parking, garage and outbuildings, all with boat loads of character and right in the village centre of Marston Moretaine.

- No onward chain – probate yet to be granted.
- In need of modernisation – make your mark!
- Garage and off-road parking.
- Village centre location.
- Three double bedrooms.

Ground Floor

Lounge

13' 6" x 11' 3" (4.11m x 3.43m) Feature fireplace, double glazed windows to the front and side, two radiators.

Dining Room

13' 6" x 10' 11" (4.11m x 3.33m) Feature fireplace, double glazed window to the front, under stairs storage, radiator.

Kitchen

13' 9" x 11' 0" (4.19m x 3.35m) A range of units with work surfaces over, 1.5 basin stainless steel sink and drainer with mixer tap, walk-in pantry, space for appliances, gas boiler, window to the rear, radiator.

Rear Porch

Window to the side.

First Floor

Landing

Access to loft.

Bedroom One

13' 6" x 11' 3" (4.11m x 3.43m) Feature fireplace, cupboard over stairs, double glazed windows to the front and rear, two radiators.

Bedroom Two

13' 6" x 10' 11" (4.11m x 3.33m) Feature fireplace, cupboard over stairs, double glazed window to the front, radiator.

Bedroom Three

11' 0" x 9' 7" (3.35m x 2.92m) Airing cupboard housing hot water tank, double glazed window to the rear, radiator.

Bathroom

A suite comprising of a panelled bath with shower over, low level WC, wash hand basin, double glazed window to the rear, access to loft, radiator.

Outside

Rear Garden

Large circa 90ft west-facing rear garden, mainly laid to lawn with mature trees, brick-built storage shed.

Garage

Detached single garage with power and light.

Parking

Driveway to the side providing off-road parking.

