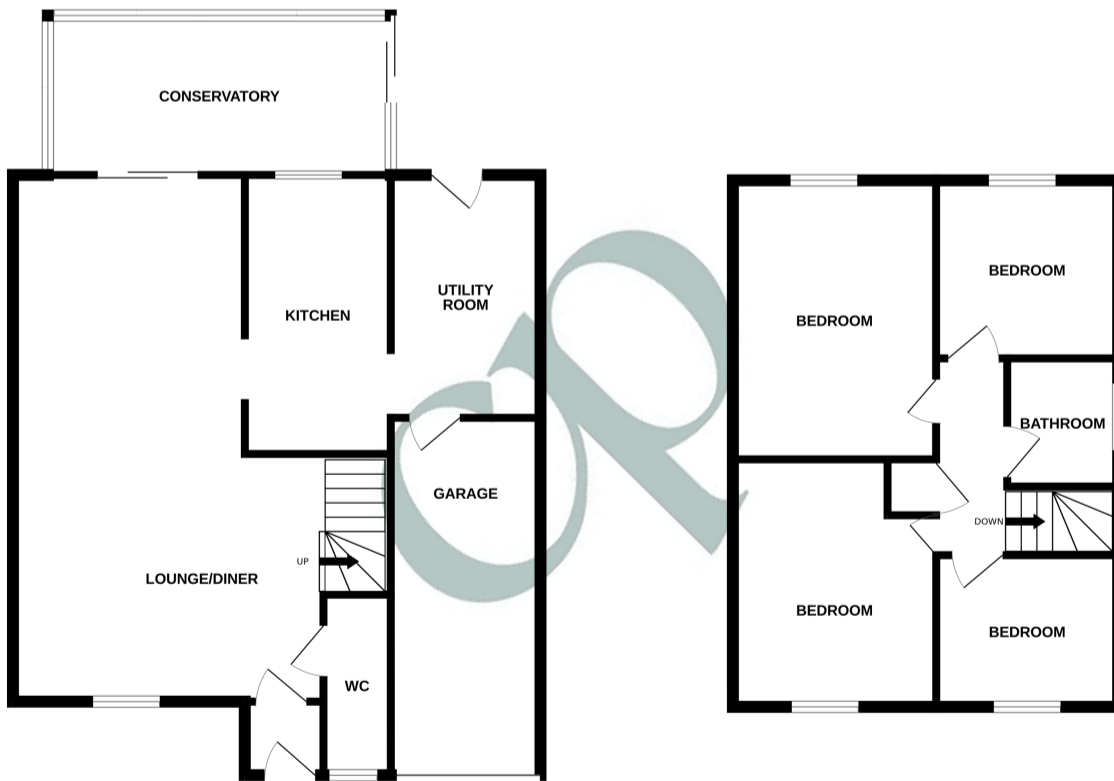




GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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 ©2025.

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](mailto:amphill@country-properties.co.uk)  
[www.country-properties.co.uk](http://www.country-properties.co.uk)

VIEWING BY OPEN HOUSE ARRANGEMENTS -

WEDNESDAY 9TH APRIL 5PM - 6PM

SATURDAY 12TH APRIL 12PM - 1PM

ANY OFFERS TO BE SUBMITTED BY 5PM MONDAY 14TH APRIL

- Property in need of modernisation.
- Four bedrooms.
- Large open plan lounge/diner.
- Conservatory.
- Garage and parking.
- No onward chain.

## Ground Floor

### Entrance Porch

Entrance door to the front, door into:

### Lounge/Diner

8.05m x 4.96m > 3.43m (26' 5" x 16' 3" > 11' 3")

Double glazed window to the front, stairs rising to first floor radiator, double doors to:

### Conservatory

4.80m x 2.38m (15' 9" x 7' 10") Doors opening to the rear garden.

### Kitchen

4.08m x 2.27m (13' 5" x 7' 5") Window to the rear, space for appliances.

### Utility

Patio doors to the rear, door to garage, radiator, boiler.

### Cloakroom

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

## First Floor

### Bedroom One

3.75m x 2.89m (12' 4" x 9' 6") Double glazed window to the rear, radiator.

### Bedroom Two

3.71m x 2.76m (12' 2" x 9' 1") Double glazed window to the front, radiator.

### Bedroom Three

2.62m x 2.75m (8' 7" x 9' 0") Double glazed window to the rear, radiator.

### Bedroom Four

2.95m x 2.19m (9' 8" x 7' 2") Double glazed window to the front, radiator.

### Bathroom

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



## Outside

### Rear Garden

Mainly laid to lawn with patio seating area and timber fencing.

### Garage

Attached single garage with up and over door, power and light.

### Parking

Off-road parking for 2-3 cars.

