



TOTAL FLOOR AREA : 1148 sq.ft. (106.7 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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Viewing by appointment only

Country Properties | 1, Church Street | MK45 2PJ
T: 01525 403033 | E: amptill@country-properties.co.uk
www.country-properties.co.uk

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Spanning near 1200sqft and in a prime location only a stone's throw from the town centre, this great sized 2 bedroom cottage has so much potential left to give with a private garden and rear access.

- Town centre location, close to all local amenities.
- Beautiful Victorian cottage.
- Good sized private garden with rear access.
- On-street parking.
- Could benefit from some modernisation.
- Separate reception room/bedroom 3 on ground floor.

Ground Floor

Entrance Hall

UPVC entrance door to the front, radiator.

Cloakroom

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

Lounge

21' 4" x 16' 4" (6.50m x 4.98m) Feature fireplace, under stairs cupboard, double glazed bay window to the front, two cast iron-style radiators.

Snug/Bedroom Three

12' 8" x 8' 10" (3.86m x 2.69m) Double glazed window to the side, radiator.

Kitchen/Breakfast Room

15' 3" x 11' 9" (4.65m x 3.58m) A range of base and wall mounted units with work surfaces over, 1.5 basin ceramic sink and drainer with mixer tap, integrated dishwasher, space for Range cooker and fridge freezer, French doors opening to the garden, double glazed window to the rear, radiator.



Utility

A range of base and wall mounted units with work surfaces over, space for washing machine and tumble dryer, double glazed window to the side, radiator.

First Floor

Landing

Access to loft.

Bedroom One

12' 2" x 10' 11" (3.71m x 3.33m) Two double glazed windows to the front, radiator.

Bedroom Two

9' 11" x 9' 11" (3.02m x 3.02m) Double glazed window to the rear, radiator.

Bathroom

A suite comprising of a panelled bath with shower over, low level WC, wash hand basin, heated towel rail, airing cupboard housing hot water tank, double glazed window to the side.

Outside

Rear Garden

A private rear garden, mainly artificial lawn with patio seating area, space for shed, rear access.

