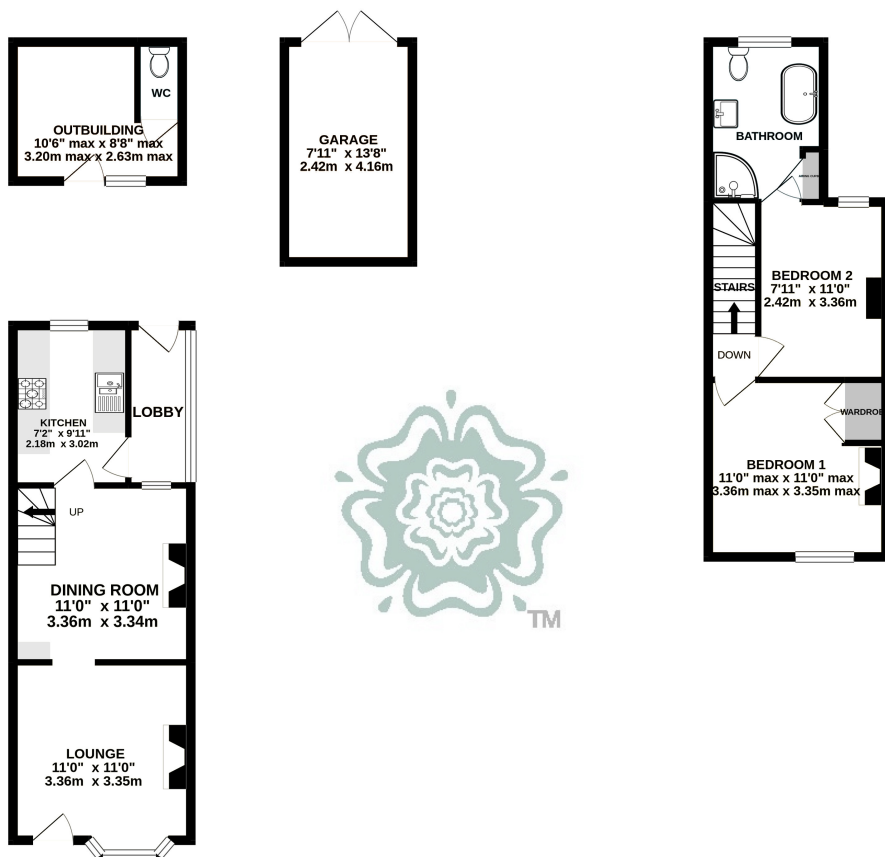




GROUND FLOOR
543 sq. ft. (50.5 sq. m.) approx.

1ST FLOOR
306 sq. ft. (28.4 sq. m.) approx.



TOTAL FLOOR AREA - 849 sq. ft. (78.9 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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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: amptill@country-properties.co.uk
www.country-properties.co.uk

country
properties

This incredibly charming two bedroom cottage filled with Victorian features is an absolute must see. A town centre location with the rare benefit of a garage and off-road parking.

- Beautiful bay fronted Victorian terraced property with character features throughout.
- Town centre location.
- Garage to the rear plus parking space in front of the garage.
- Bathroom accessible through bedroom two.
- Garden in excess of 90ft with lawn area and patio separate by brick-built outbuilding.
- Rental value approx £1,100 pcm.

Ground Floor

Lounge

11' 0" x 11' 0" (3.35m x 3.35m) Entrance door to the front, feature fireplace with log burner, Karndean flooring, double glazed bay window to the front, radiator.

Dining Room

11' 0" x 11' 0" (3.35m x 3.35m) Dado rail, Karndean flooring, stairs rising to first floor, integrated dresser under the stairs, window to the rear, radiator.

Kitchen

9' 11" x 7' 2" (3.02m x 2.18m) A range of shaker style base and wall mounted units with work surfaces over, 1.5 basin ceramic sink and drainer, tiling to splashbacks, electric oven with gas hob and extractor hood over, dishwasher, washing machine, fridge freezer, integrated microwave, Karndean flooring, double glazed window to the rear, stable door into:

Rear Lobby

Brick and double glazed construction, door to the rear garden, laminate tiled flooring.



First Floor

Bedroom One

11' 0" x 11' 0" (3.35m x 3.35m) Victorian style fireplace, built-in wardrobes, double glazed window to the front, radiator.

Bedroom Two

11' 0" x 7' 11" (3.35m x 2.41m) Original painted wooden floorboards, access to loft with pull-down ladder, double glazed window to the rear, radiator.

Bathroom

A suite comprising of a free standing bath and separate shower cubicle, wash hand basin, low level WC, Karndean flooring, airing cupboard housing boiler, access to second loft, double glazed window to the rear, radiator.

Outside

Rear Garden

In excess of 90ft, mainly laid to lawn with various flower beds, right-of-way over pathway for rear access to garage and parking, enclosed rear courtyard is fully paved with access to brick-built outbuilding with a WC and power/light.

Garage

Timber double doors, power and light, accessible across Amphill Fire Station land for £83 per annum.

Parking

One parking space in front of the garage.

