



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

country  
properties



An ideal two bedroom extended end-of-terrace property with close proximity to the local schools and Coopers Hill nature reserve, with the added benefit of a timber garden room.

- Two double bedrooms and bathroom on first floor.
- Kitchen/breakfast room and lounge on ground floor.
- Ideally located for schools and town amenities.
- A stone's throw from Cooper's Hill Nature Reserve.
- Brick built storage shed and outbuilding used as additional reception space.
- No onward chain.

Ground Floor

Entrance Hall

UPVC entrance door to the front.

Lounge

11' 3" x 9' 11" (3.43m x 3.02m)  
Double glazed window to the front, radiator.

Kitchen/Breakfast Room

15' 4" x 14' 4" (4.67m x 4.37m) A range of units with work surfaces over, 1.5 basin stainless steel sink and drainer with mixer tap, integrated oven and dishwasher, space for fridge freezer and washing machine, gas combi-boiler, double glazed windows to the side and rear, radiator.

First Floor

Landing

Access to loft.

Bedroom One

11' 3" x 10' 0" (3.43m x 3.05m)  
Walk-in wardrobe space, double glazed window to the front, radiator.

Bedroom Two

14' 7" x 6' 6" (4.45m x 1.98m)  
Built-in storage, two double glazed windows to the rear, radiator.

Bathroom

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

Outside

Rear Garden

Landscaped rear garden with patio seating area with integrated BBQ and lawn area, brick and timber outbuildings.

Garden Room

14' 6" x 14' 0" (4.42m x 4.27m) Bi-folding doors opening to the garden.

