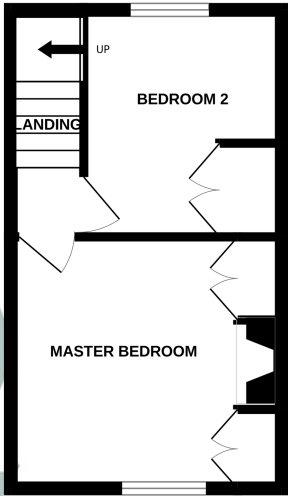
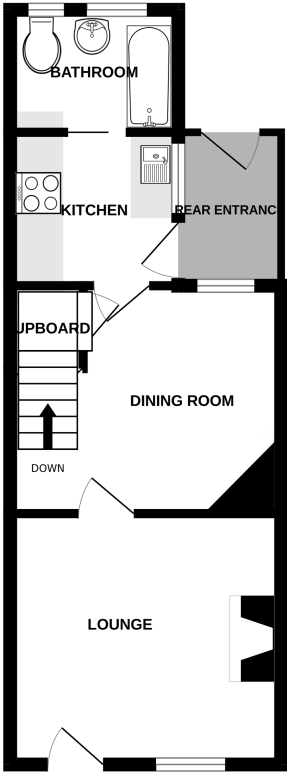




GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	91
(81-91)	B	
(69-80)	C	67
(55-68)	D	
(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 i2005

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

A delightful two bedroom period cottage set in the popular village of Clophill and the added benefit of no onward chain.

- Lounge with brick feature fireplace.
- Separate dining room.
- Ground floor bathroom.
- Two bedrooms.
- Rear courtyard garden.
- No onward chain.

Ground Floor

Lounge

11' 9" x 10' 10" (3.58m x 3.30m) Brick feature fireplace, double glazed window to the front, radiator.

Dining Room

11' 9" x 9' 01" (3.58m x 2.77m) Brick feature fireplace, stairs rising to first floor with cupboard under, double glazed window to the rear.

Kitchen

6' 9" x 7' 0" (2.06m x 2.13m) Base and wall mounted units with work surfaces over, stainless steel sink and drainer, electric hob with oven under and extractor over, space for washing machine, window and door to the side opening to covered rear entrance, sliding door opening to:

Bathroom

A suite comprising of a panelled bath with shower over, vanity unit wash hand basin, low level WC, heated towel rail, double glazed window to the rear.



First Floor

Bedroom One

11' 9" x 10' 11" (3.58m x 3.33m) Brick feature fireplace with fitted wardrobes either side, double glazed window to the front, radiator.

Bedroom Two

9' 1" x 8' 7" (2.77m x 2.62m) Access to loft, airing cupboard housing hot water tank and boiler, double glazed window to the rear, radiator.

Outside

Rear Garden

A courtyard garden with block paving, shrub and flower borders, brick-built shed with power and light, outside tap, gate to rear access.

