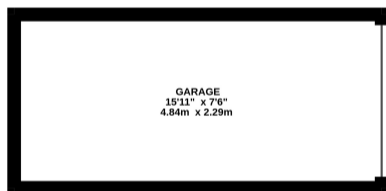




GARAGE  
 119 sq.ft. (11.1 sq.m.) approx.

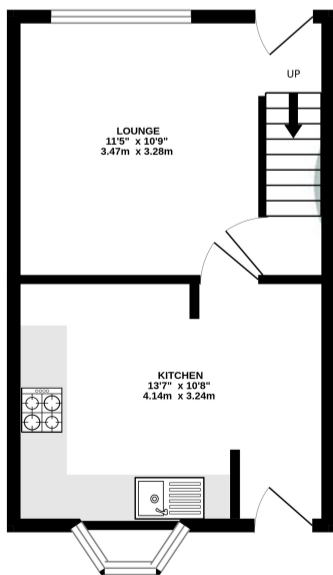


TOTAL FLOOR AREA : 722 sq.ft. (67.1 sq.m.) approx.

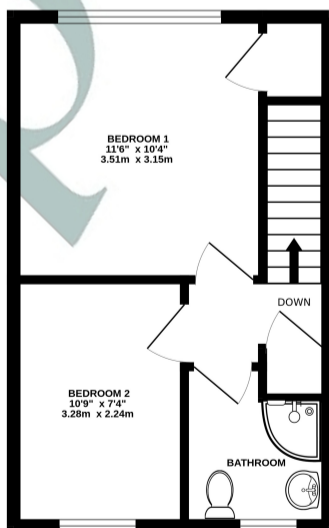
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

GROUND FLOOR  
 304 sq.ft. (28.2 sq.m.) approx.



1ST FLOOR  
 299 sq.ft. (27.8 sq.m.) approx.



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: ampthill@country-properties.co.uk  
 www.country-properties.co.uk



A perfectly presented two bedroom terraced property, ideal for any first time buyers or investors with it's close proximity to the town centre and garage to the rear.

- No onward chain.
- Two double bedrooms and one bathroom upstairs.
- Off-road parking for one car in front of garage en-bloc to the rear.
- Short distance to town centre.
- Rental yield circa £1200pcm.
- Potential to extend STPP.

### Ground Floor

#### Kitchen

13' 7" x 10' 8" (4.14m x 3.25m) A range of base and wall mounted units with work surfaces over, stainless steel sink and drainer with mixer tap, integrated oven and gas hob with extractor over, space for appliances, combi-boiler, double glazed hanging bay window to the front, radiator.

#### Lounge

11' 5" x 10' 9" (3.48m x 3.28m) Stairs rising to first floor and under stairs cupboard, door to garden, double glazed window to the rear, radiator.

#### First Floor

#### Landing

Access to loft, storage cupboard.

#### Bedroom One

11' 6" x 10' 4" (3.51m x 3.15m) Cupboard over the stairs, double glazed window to the rear, radiator.

#### Bedroom Two

10' 9" x 7' 4" (3.28m x 2.24m) Double glazed window to the front, radiator.

#### Bathroom

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



### Outside

#### Rear Garden

Mainly shingled with patio area and rear access to garage and parking.

#### Garage

Situated en-bloc to the rear with parking for one car in front of the garage.

