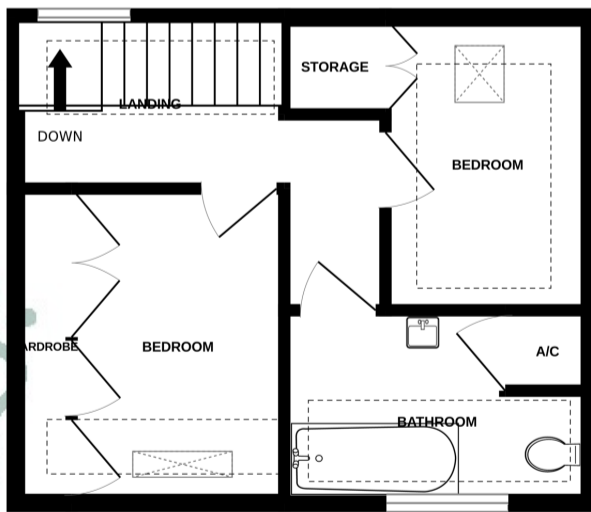
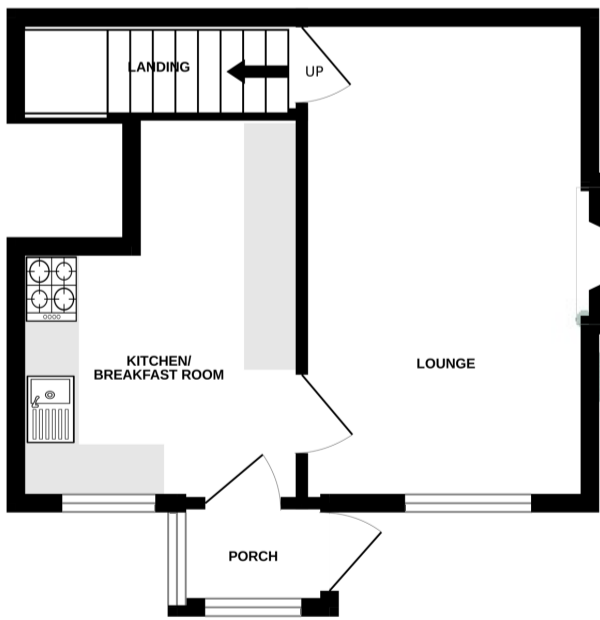




GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		17
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	21	
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.  
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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

Viewing by appointment only

Country Properties | 1, Church Street | MK45 2PJ  
 T: 01525 403033 | E: [amphill@country-properties.co.uk](mailto:amphill@country-properties.co.uk)  
[www.country-properties.co.uk](http://www.country-properties.co.uk)

A delightful period cottage set in a conservation area within the historical village of Silsoe, being offered with no onward chain.

- Outside seating area.
- Two bedrooms.
- Lounge with log burner.
- Character features and exposed beams.
- No upper chain.
- Short walk to the English Heritage site, Wrest Park.

### Ground Floor

#### Entrance Porch

Window to the front, door into:

#### Kitchen

12' 5" x 9' 2" > 5' 06" (3.78m x 2.79m > 1.68m) Base and wall mounted units with work surfaces over, stainless steel sink and drainer, space for appliances, window to the front, door into:

#### Lounge

15' 4" x 9' 3" (4.67m x 2.82m) Feature fireplace with log burner, exposed beams, window to the front, door opening to stairs rising to first floor.

### First Floor

#### Landing

Sloping ceiling with window, access to:

#### Bedroom One

9' 2" x 6' 7" with restricted head height (2.79m x 2.01m) Built-in wardrobes, exposed beams, Velux window to the rear.

#### Bedroom Two

9' 6" x 6' 11" with restricted head height (2.90m x 2.11m) Built-in wardrobes, exposed beams, Velux window to the front.



### Bathroom

A suite comprising of a wood panelled bath, low level WC, wash hand basin, exposed beams, window to the front, latch door opening to airing cupboard housing hot water tank.

### Outside

#### Side Garden

Decked seating area with picket fencing plus an off-set storage shed opposite the property.

#### NB

There is parking available at the village hall for a peppercorn rent per annum.

It is becoming increasingly likely that modern developments have a management company responsible for communal areas such as play areas and opens greens, therefore this will usually incur management fees.

