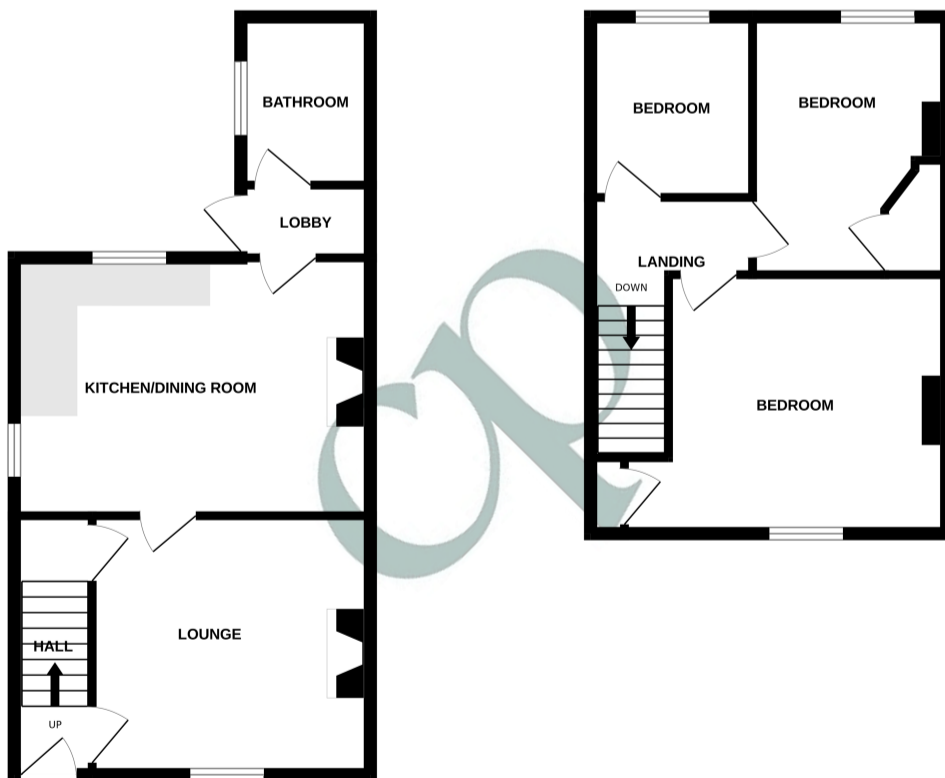




GROUND FLOOR

1ST FLOOR



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

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An excellent opportunity to purchase this three bedroom end-of-terrace property with huge potential (modernisation required) and the benefit of no onward chain.

- Extension potential (subject to planning permission).
- Lounge with open fireplace.
- Front and rear gardens.
- Ample off-road parking.
- Ground floor bathroom.
- No onward chain.

Ground Floor

Entrance Hall

Entrance door to the front, stairs rising to first floor.

Lounge

12' 4" x 10' 10" (3.76m x 3.30m) Open feature fireplace, under stairs cupboard, coving, double glazed window to the front, radiator, door to:

Kitchen/Dining Room

15' 10" x 11' 6" (4.83m x 3.51m) Base and wall mounted units, space for appliances, double glazed window to the rear, radiator, fireplace in dining area, access to lobby with external door to the rear.

Bathroom

A suite comprising of a panelled bath, low level WC, wash hand basin, double glazed window to the rear, radiator.

First Floor

Landing

Access to loft, double glazed window to the side.

Bedroom One

12' 5" x 11' 4" (3.78m x 3.45m) Built-in cupboard, double glazed window to the front, radiator.

Bedroom Two

11' 6" x 8' 9" (3.51m x 2.67m) Airing cupboard housing hot water tank, double glazed window to the rear, radiator.

Bedroom Three

8' 2" x 6' 08" (2.49m x 2.03m) Double glazed window to the rear, radiator.

Outside

Front Garden

Lawn area with shrubs and flower borders.

Rear Garden

Lawn with shrubs and flower borders, large hard-standing area, two brick-built sheds.

NB

There is a right-of-way access over the rear garden for the neighbours.

