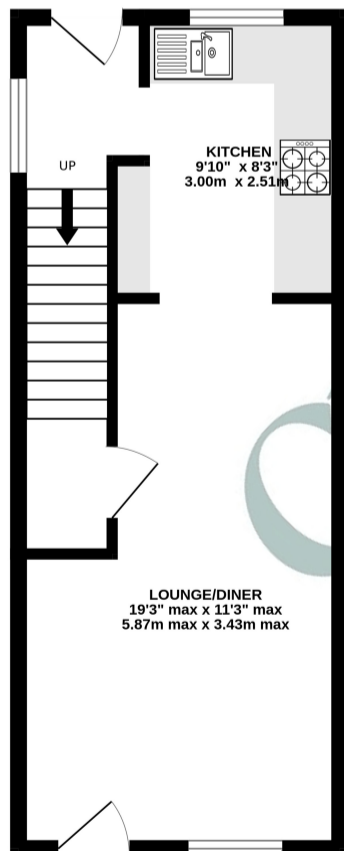
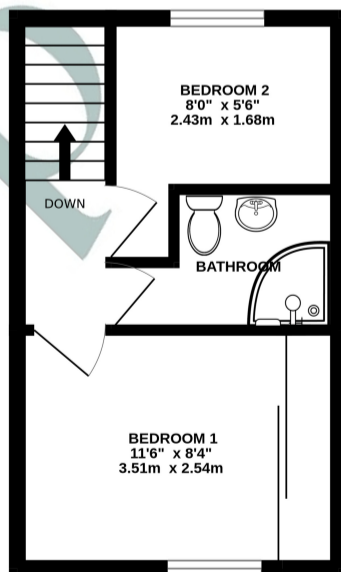




GROUND FLOOR
 327 sq.ft. (30.4 sq.m.) approx.



1ST FLOOR
 217 sq.ft. (20.1 sq.m.) approx.



TOTAL FLOOR AREA: 544 sq.ft. (50.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, 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 12/2014

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

Set in the charming village of Gravenhurst amongst the beautiful rolling farmland of Central Bedfordshire, this two bedroom end-of-terrace property with off-road parking offers some real serenity while being only 7 miles from Hitchin centre.

- Two bedrooms and upstairs bathroom.
- Open-plan living.
- Off-road parking to the rear for 1 car.
- Off-set garden with rear access.
- No onward chain.
- Electric fired central heating.

Ground Floor

Lounge/Diner

Max. 19' 3" x 11' 3" (5.87m x 3.43m)
UPVC entrance door and double glazed hanging bay window to the front, under stairs cupboard housing electric boiler, electric radiator, opening to:

Kitchen

9' 10" x 8' 3" (3.00m x 2.51m) A range of base and wall mounted units with work surfaces over, 1.5 basin ceramic sink and drainer with mixer tap, space for appliances, double glazed window to the rear.

Rear Lobby

Double glazed window to the side, stairs rising to first floor, electric radiator.

First Floor

Landing

Access to loft.

Bedroom One

11' 6" x 8' 4" (3.51m x 2.54m) Fitted wardrobes, double glazed window to the front, electric radiator.



Bedroom Two

8' 0" x 5' 6" (2.44m x 1.68m) Double glazed window to the rear, electric radiator.

Bathroom

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

Outside

Off-set Rear Garden

South-west facing off-set rear garden with lawn area, two sheds and block paved parking bay.

Parking

Shared block-paved driveway to the side of the property leading to gravelled off-road parking space.

