

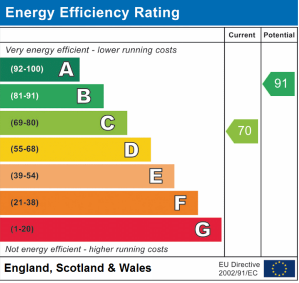
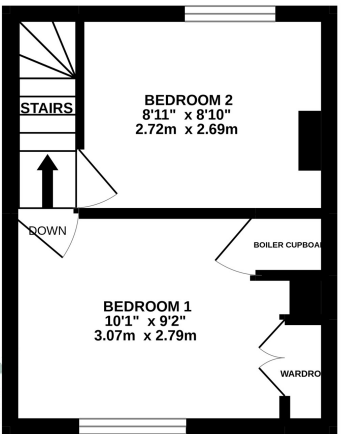
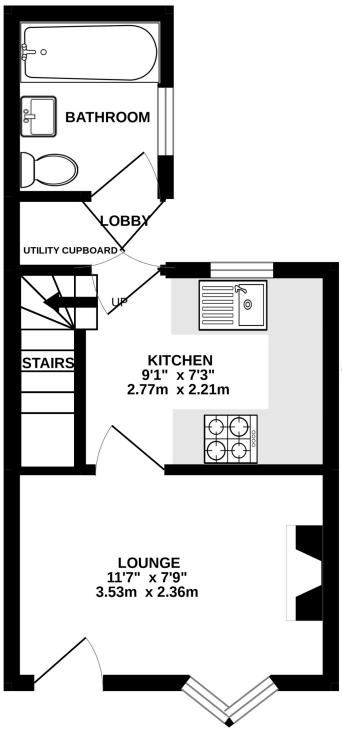


country
properties

24, The Brache
Maulden, Bedfordshire,
MK45 2DR
£270,000

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.
Made with Metrepx 10/2022

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

country
properties

An older style two bedroom cottage situated in the highly desirable village of Maulden. A perfect investment opportunity with the tenant in situ and a rental income of circa £1100pcm.

- Living Room with feature fireplace
- Gas central heating & double glazing (where stated)
- Two bedrooms on first floor.
- Low maintenance rear garden with artificial lawn.
- Ground floor bathroom.
- Rental income circa £1100pcm.

GROUND FLOOR

Entrance

Via front entrance door to:

Living Room

11' 7" x 7' 9" (3.53m x 2.36m) Double glazed hanging bay window to the front, feature fireplace with fitted shelving and cupboard in reveals, radiator.

Kitchen

9' 1" x 7' 3" (2.77m x 2.21m) A range of base and wall mounted units with work surfaces over, stainless steel sink and drainer with mixer tap, integrated oven plus gas hob with extractor over, tiling to splashbacks, double glazed window to the rear.

Inner Lobby

Built-in cupboard with space and plumbing for washing machine, opaque double glazed multi pane style door to side aspect, opaque glazed multi pane style door to:

Bathroom

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



FIRST FLOOR

Bedroom One

10' 1" x 9' 2" (3.07m x 2.79m) Fitted wardrobes and boiler cupboard, double glazed window to the front, radiator.

Bedroom Two

8' 11" x 8' 10" (2.72m x 2.69m) Small storage space over stairs, double glazed window to the rear, radiator.

OUTSIDE

Rear Garden

To the rear of the property there is a patio area with steps leading to artificial lawn with a small hard standing area at the end.

Directions

Entering Maulden from Ampthill, The Brache is the second turning on the left hand side.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDOR

