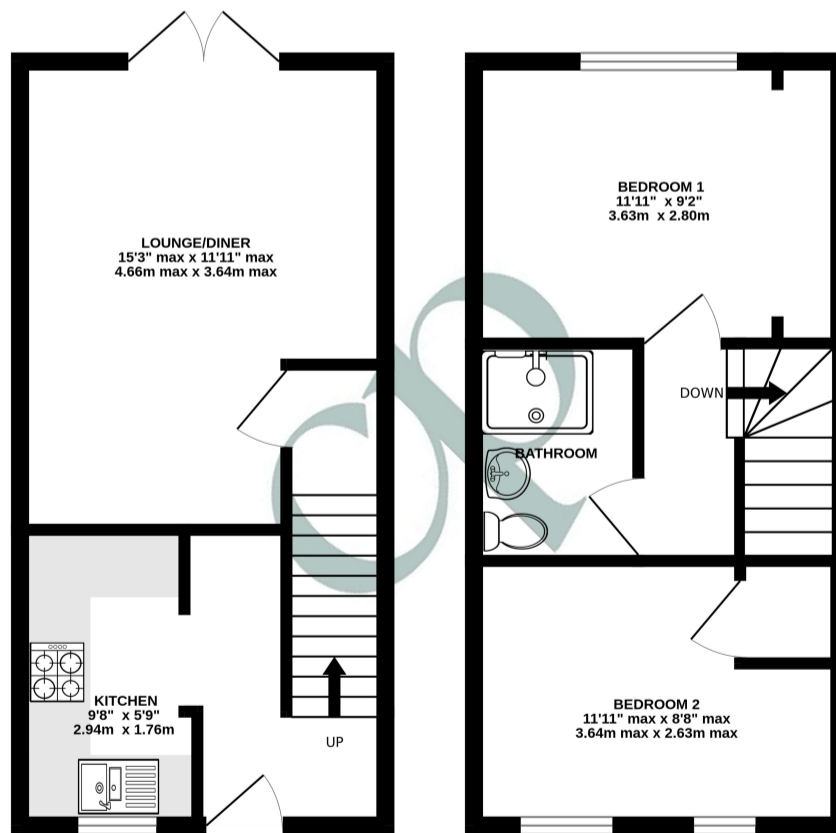




GROUND FLOOR  
297 sq.ft. (27.6 sq.m.) approx.

1ST FLOOR  
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA: 594 sq.ft. (55.2 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.  
Made with Metroplan 6/2024

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

Set on the charming Morris Gardens cul-de-sac off of Tavistock Avenue, this two bedroom terraced property with no onward chain is perfect for any first time buyer, investor or someone looking to downsize.

- No onward chain.
- Ideally situated among all local schools.
- Off-road parking space to the front.
- Two double bedrooms.
- Short distance to allotments and Coopers Hill Nature Reserve (The Firs).
- Ideal for first time buyer or investment purchasers.

#### Ground Floor

##### Entrance Hall

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

##### Lounge/Diner

Max. 15' 3" x 11' 11" (4.65m x 3.63m) Glazed French doors opening to the garden, under stairs cupboard, two radiators.

##### Kitchen

9' 8" x 5' 9" (2.95m x 1.75m) A range of base and wall mounted units with work surfaces over, 1.5 basin composite sink and drainer with mixer tap, integrated oven and gas hob with extractor over, integrated dishwasher and washing machine, space for fridge freezer, combi-boiler, leaded-light double glazed window to the front.



#### First Floor

##### Landing

Access to boarded loft with ladder.

##### Bedroom One

11' 11" x 9' 2" (3.63m x 2.79m) Fitted wardrobes, double glazed window to the rear, radiator.

##### Bedroom Two

Max. 11' 11" x 8' 8" (3.63m x 2.64m) Cupboard over the stairs, two leaded-light double glazed windows to the front, radiator.

##### Bathroom

A suite comprising of a shower cubicle, low level WC, wash hand basin, radiator.

##### Outside

##### Rear Garden

Mainly laid to lawn with decked seating areas.

##### Parking

Off-road parking for one car to the front of the property.

