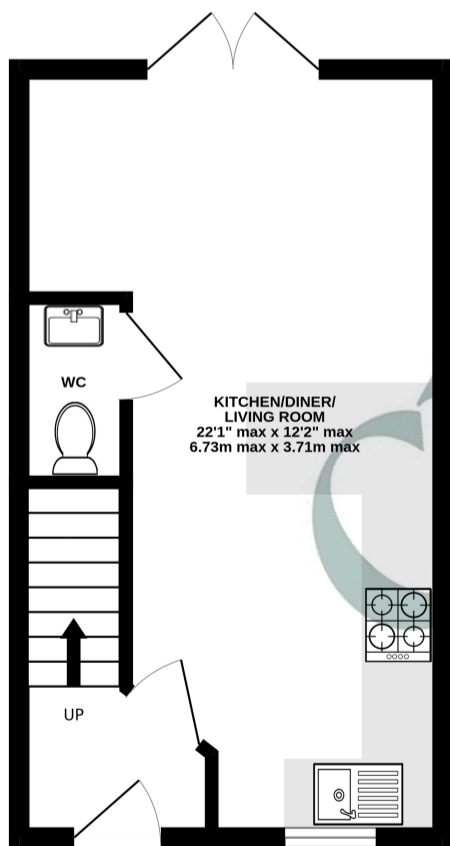
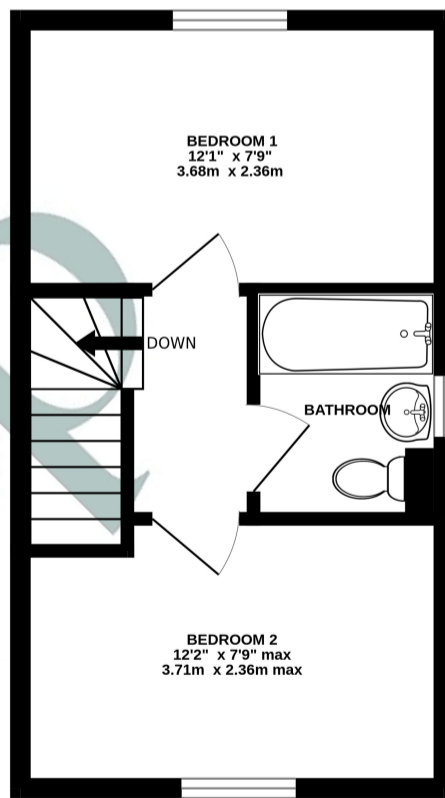




GROUND FLOOR
269 sq.ft. (25.0 sq.m.) approx.



1ST FLOOR
267 sq.ft. (24.8 sq.m.) approx.



TOTAL FLOOR AREA : 536 sq.ft. (49.8 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(81-91)	B	81	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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

A stylish and comfortable two bedroom semi-detached home - located in the charming village of Cranfield, this property offers a blend of modern living, family friendly surroundings and community potential, ideal for any first time buyer.

- Two double bedrooms and an upstairs bathroom.
- Open-plan living accommodation.
- Downstairs cloakroom.
- Off-road parking for three cars.
- 4 years remaining on builders guarantee.
- Great commuter access via A421 and M1.

Ground Floor

Entrance Hall

UPVC entrance door to the front, radiator.

Cloakroom

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

Kitchen/Dining/Sitting Room

Max. 22' 1" x 12' 2" (6.73m x 3.71m) A range of base and wall mounted units with breakfast peninsula and work surfaces over, stainless steel sink and drainer with mixer tap, integrated oven and gas hob with extractor over, space for fridge freezer and washing machine, combi-boiler, French doors opening to the garden, double glazed window to the front, two radiators.

First Floor

Landing

Access to part boarded loft with ladder.

Bedroom One

12' 1" x 7' 9" (3.68m x 2.36m) Double glazed window to the rear, radiator.



Bedroom Two

Max. 12' 2" x 7' 9" (3.71m x 2.36m) Bulkhead over stairs, double glazed window to the front, radiator.

Bathroom

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

Outside

Rear Garden

A low maintenance rear garden with artificial lawn and patio seating areas, rear access via gate.

Parking

Off-road parking spaces for three cars.

NB

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.

