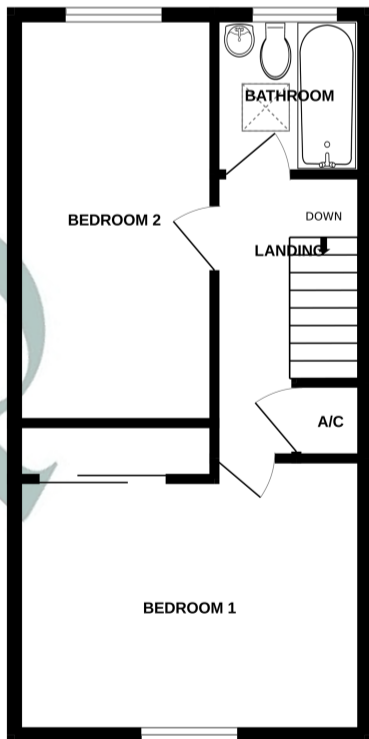
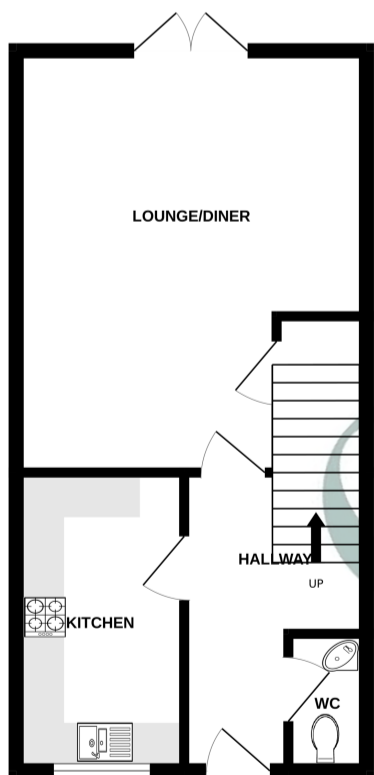




GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C		78
(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	

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 MetreX 12/2024

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

A delightful two bedroom semi-detached home situated within the sought after village of Silsoe.

- Spacious lounge with French doors opening on to rear garden.
- Two good sized bedrooms.
- Low maintenance gardens.
- Allocated parking space for one car plus further spaces available for residents.

Ground Floor

Entrance Hall

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

Cloakroom

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

Lounge

15' 11" x 13' 10" (4.85m x 4.22m) Double glazed French doors opening to the rear garden, built-in under stairs cupboard, radiator.

Kitchen

11' 0" x 6' 10" (3.35m x 2.08m) A range of base and wall mounted units with work surfaces over, 1.5 basin sink and drainer, gas hob with oven under and extractor hood over, space for dishwasher and fridge freezer, wall mounted gas boiler, double glazed window to the front, radiator.

First Floor

Landing

Access to loft.

Bedroom One

13' 9" x 9' 5" (4.19m x 2.87m) Built-in wardrobe, double glazed window to the front, radiator.

Bedroom Two

15' 6" x 7' 0" (4.72m x 2.13m) Double glazed window to the rear, radiator.



Bathroom

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

Outside

Rear Garden

A walled garden with artificial lawn and a patio seating area, shrubs and flower borders.

Parking

One allocated parking space opposite the property plus further spaces available for residents.

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.

