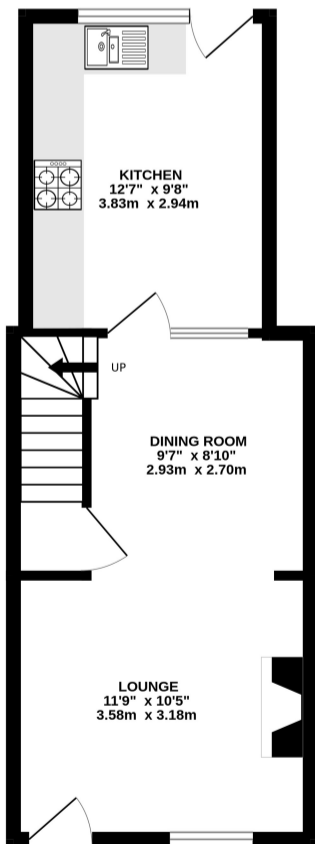
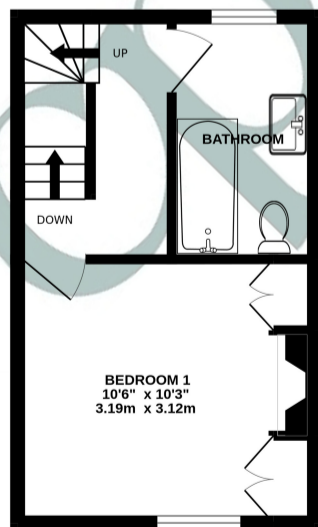




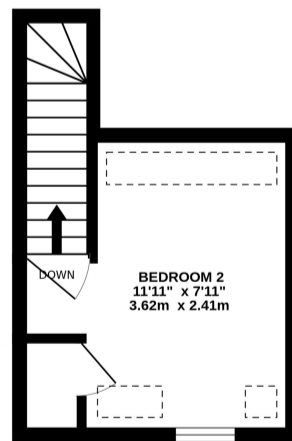
GROUND FLOOR  
350 sq.ft. (32.6 sq.m.) approx.



1ST FLOOR  
231 sq.ft. (21.5 sq.m.) approx.



2ND FLOOR  
142 sq.ft. (13.2 sq.m.) approx.



TOTAL FLOOR AREA : 724 sq.ft. (67.2 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	57	
(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 beautifully presented and charming Victorian town centre cottage, extended to create a spacious two bedroom end-of-terrace property, perfect for any first time buyer or investor.

- Two double bedrooms with accommodation over three floors.
- Town centre location, close to all local amenities.
- Single storey extension to the rear as well as a loft conversion.
- Lounge/diner and kitchen/breakfast room.
- Enclosed rear garden with side access.

#### Ground Floor

##### Lounge/Diner

Lounge - 11' 9" x 10' 5" (3.58m x 3.17m)  
Diner - 9' 7" x 8' 10" (2.92m x 2.69m)  
UPVC entrance door to the front, cast iron feature fireplace, stairs rising to first floor with under stairs cupboard, double glazed window to the front, two radiators.

##### Kitchen/Breakfast Room

12' 7" x 9' 8" (3.84m x 2.95m) A range of base and wall mounted units with work surfaces over, 1.5 basin ceramic sink and drainer with mixer tap, integrated oven with gas hob and extractor fan over, integrated dishwasher and washing machine and tumble dryer, space for fridge freezer, vaulted ceiling with two Skylight windows plus double glazed window to the rear, door to garden, radiator.

#### First Floor

##### Bedroom One

10' 6" x 10' 3" (3.20m x 3.12m) Feature fireplace, fitted wardrobes, double glazed window to the front, radiator.



#### Bathroom

A suite comprising of a L-shaped panelled bath with shower over, low level WC, wash hand basin, heated towel rail, double glazed window to the rear, combi-boiler.

#### Second Floor

##### Bedroom Two

11' 11" x 7' 11" (3.63m x 2.41m) Fitted wardrobes, access to loft, double glazed window to the front, radiator.

#### Outside

##### Rear Garden

Mainly laid to lawn with patio seating area and storage shed at the bottom of the garden.

