





**£255,000**

Located in Fenny Stratford is this two-bedroom unique circa 1880's end of terrace. The property comprises a lounge with open fireplace, kitchen/diner, family bathroom and rear garden. An ideal first time buy.

# Property Description

## STORM PORCH

Steps rising to the front door, security light.

## ENTRANCE HALL

Via opaque glazed front door, radiator, follow through to kitchen/diner.

## LOUNGE

Double glazed bay window to the front, wood effect flooring, coving to ceiling, radiator, picture rails, character open fireplace with wooden surround and tiled hearth.

## KITCHEN/DINER

Double glazed window to rear. Fitted with a range of storage cupboards at base and eye level, rolled edge work surface areas, wall mounted boiler, stainless steel one and a half bowl sink with drainer and mixer tap over, understairs storage cupboard with power and lighting, archway to lounge, space for cooker, space for fridge, freezer and washing machine, coving to ceiling, stairs rising to the first floor, door to the rear.

## LANDING

Double glazed window to side, coving to ceiling, doors to bedrooms and bathroom.

## BEDROOM ONE

Double glazed window to front, coving to ceiling, fitted wardrobes, picture rail, radiator.

## BEDROOM TWO

Double glazed window to rear, coving to ceiling, radiator.

## BATHROOM

Frosted double glazed window to rear, comprising low level w.c., wash hand basin, panelled bath with shower over, heated towel rail, tiled floor.

## OUTSIDE

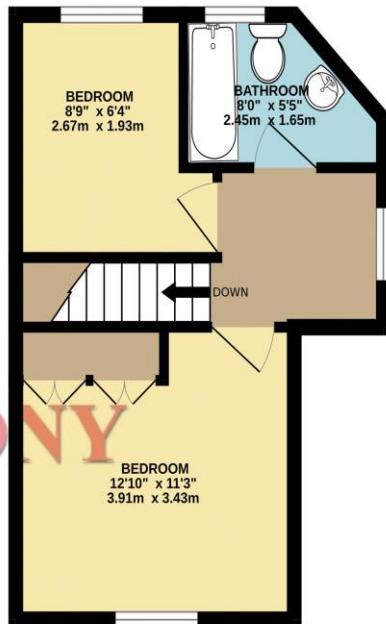
## REAR GARDEN

Multi layered, mainly laid to lawn, power socket, enclosed by brick wall and wooden fencing,

GROUND FLOOR  
295 sq.ft. (27.4 sq.m.) approx.



1ST FLOOR  
276 sq.ft. (25.6 sq.m.) approx.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	74
(55-68)	D	
(39-54)	E	52
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

TOTAL FLOOR AREA: 570 sq.ft. (53.0 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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