







**Guide Price**  
**£270,000**

Located in the sought after area of Fenny Stratford is a two bedroom end terrace. The property boasts off road parking, lounge/diner, enclosed private rear garden and being sold with no upper chain. Further benefits include being walking distance to the grand union canal and Fenny Stratford high street.

# Property Description

## ENTRANCE

UPVC door to entrance hall.

## ENTRANCE HALL

Stairs to first floor, understairs storage, storage heater, doors to lounge/diner and kitchen.

## LOUNGE/DINER

Double glazed window to rear aspect, double glazed double door to garden. Storage heater.

## KITCHEN

Double glazed window to front aspect. Wall and floor standing units with roll edge work surface over, space for cooker, under counter fridge and freezer, washing machine and tumble dryer, stainless steel sink with mixer tap.

## LANDING

Doors to bedrooms and bathroom.

## BEDROOM ONE

Double glazed window to front aspect. Built in wardrobe, storage cupboard, electric heater.

## BEDROOM TWO

Double glazed window to rear aspect. Built in wardrobe, electric heater.

## BATHROOM

Frosted double glazed window to rear aspect. Low level w.c., pedestal wash hand basin, bath with power shower over, part tiled walls, electric heated towel rail.

## OUTSIDE

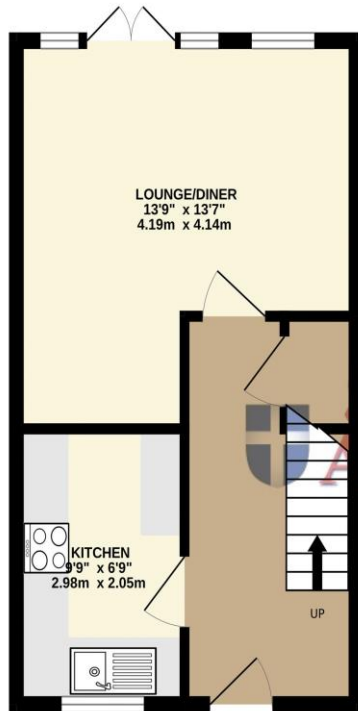
### FRONT GARDEN

Block paved for off road parking, flower beds.

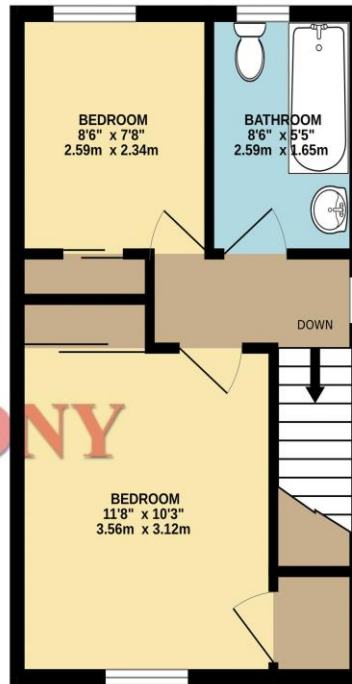
### REAR GARDEN

Mainly laid to lawn with patio area, enclosed by wooden fencing panels, rear gated access.

GROUND FLOOR  
319 sq.ft. (29.6 sq.m.) approx.



1ST FLOOR  
319 sq.ft. (29.6 sq.m.) approx.



Michael  
ANTHONY

TOTAL FLOOR AREA : 638 sq.ft. (59.3 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		84
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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