







**Offers in Excess of  
£275,000**

Located in the sought-after location of Fenny Stratford is this two double bedroom end-of-terrace Victorian property. The ground floor comprises a spacious lounge/diner and kitchen, as well as an outside utility room offering a toilet and plumbing for a washing machine. The first floor provides two double bedrooms and a family bathroom. Further benefits include off-road parking. Viewing is highly recommended.

# Property Description

## **ENTRANCE**

Composite front door to:

## **LOUNGE/DINER**

Triple glazed windows to front and side aspects. Radiator, stairs rising to first floor, wood effect flooring, coving to ceiling, double doors to kitchen.

## **KITCHEN**

Two triple glazed windows to rear aspect, double glazed door to garden. Fitted with a range of base and eye level units with rolled edge work surface over, tiled floor, single drainer stainless steel sink unit with mixer tap over, complementary tiling, space for washing machine, space for fridge freezer, integrated electric oven and gas hob with extractor hood over, door to lounge/diner.

## **LANDING**

Access to loft void, coving to ceiling, storage cupboard, doors to bedrooms and bathroom.

## **BEDROOM ONE**

Triple glazed window to front aspect. Radiator, coving to ceiling.

## **BEDROOM TWO**

Triple glazed window to rear aspect. Radiator, coving to ceiling.

## **BATHROOM**

Triple glazed frosted window to rear aspect. Three-piece suite comprising panelled bath with shower over, pedestal wash hand basin, low level WC, radiator, part tiled walls, storage cupboard housing wall-mounted boiler.

## **OUTSIDE**

### **OUTBUILDING**

Outbuilding with power and lighting, wall-mounted and base units, wash hand basin, door to WC.

### **OUTSIDE WC**

Low level WC.

### **PARKING**

Laid to hardstanding providing off-road parking.

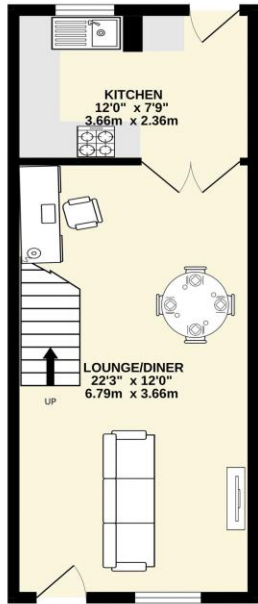
### **FRONT GARDEN**

Path to front door, gravelled area, patio area.

### **REAR GARDEN**

A fully enclosed, south facing garden with patio area, raised decking area, artificial grass, outside tap, gated side access, electric point.

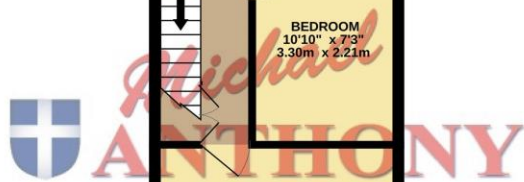
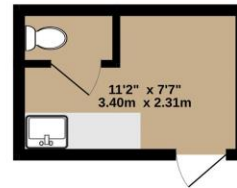
GROUND FLOOR  
358 sq.ft. (33.3 sq.m.) approx.



1ST FLOOR  
323 sq.ft. (30.0 sq.m.) approx.

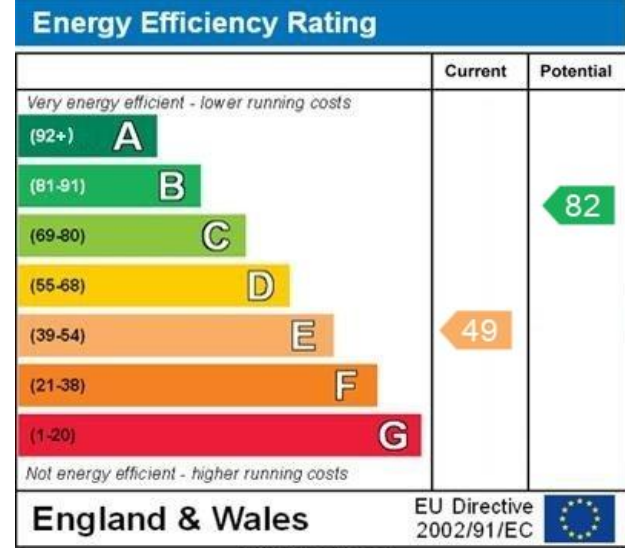


OUTSIDE UTILITY ROOM  
82 sq.ft. (7.6 sq.m.) approx.



TOTAL FLOOR AREA : 763 sq.ft. (70.9 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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