





**£270,000**

Located in Fenny Stratford is this three bedroom terraced, the property boasts separate receptions, kitchen and family bathroom. Further benefits include a rear garden and the property is being sold with no upper chain.

# Property Description

## **ENTRANCE PORCH**

Double glazed door to entrance porch

## **ENTRANCE HALL**

Door to lounge.

## **LOUNGE**

Double glazed bay window to front aspect. Door to dining room, door to stairs rising to first floor, radiator.

## **DINING ROOM**

Double glazed window to rear. Feature fireplace, storage cupboard, radiator, door to kitchen.

## **KITCHEN**

Double glazed window and door to side. Fitted with a range of wall and base units with rolled edge work surface, radiator, integrated oven and hob with extractor hood over, part tiled walls, wall mounted boiler, space for washing machine and fridge/freezer, one and half stainless steel sink with mixer tap, door to bathroom.

## **BATHROOM**

Frosted double glazed window to rear aspect. Radiator, low level w.c, panelled bath with shower attachment over and mixer tap, hand wash basin, fully tiled walls.

## **LANDING**

Access to loft space, storage cupboard, doors to bedrooms one to three.

## **BEDROOM ONE**

Two double glazed windows to front aspect. Feature fireplace, built in wardrobe, radiator.

## **BEDROOM TWO**

Double glazed window to rear aspect. Feature fireplace, radiator.

## **BEDROOM THREE**

Double glazed window to rear aspect. Storage cupboard, radiator.

## **OUTSIDE**

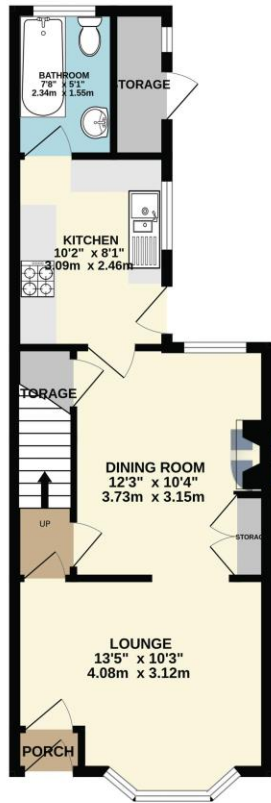
### **FRONT GARDEN**

Pathway to front door.

### **REAR GARDEN**

Door to outbuilding, enclosed by timber fencing panels, access to side gate and shared access, laid to lawn with patio area, shed, outside tap and flower borders.

GROUND FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR  
369 sq.ft. (34.3 sq.m.) approx.



*Michael*  
**ANTHONY**

TOTAL FLOOR AREA: 816 sq.ft. (75.8 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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.

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