





**Guide Price**  
**£325,000**

Positioned on a corner plot in Fenny Stratford on Simpson Road is this three double bedroom extended detached. The property is in need of remodernisation and comprises lounge, dining room, kitchen and family bathroom with separate w.c. This property is being sold with NO CHAIN.

# Property Description

## **ENTRANCE**

Door to;

## **ENTRANCE HALL**

Stairs rising to the first floor, radiator, wood effect flooring, understairs storage cupboard, doors to lounge, dining room, bathroom and separate w.c.

## **LOUNGE**

Double glazed bay window to side aspect, further double glazed window to front aspect,. Radiator.

## **DINING ROOM**

Double glazed window to rear aspect. Wood effect flooring, radiator, door to kitchen.

## **KITCHEN**

Two double glazed windows to side and rear aspects. Fitted with a range of storage cupboards at base and eye level with rolled edge work surface over, single drainer sink with mixer tap, space for cooker, fridge/freezer, washing machine and tumble dryer, spotlights, breakfast bar, radiator, tiled flooring, coving to ceiling, complementary tiling.

## **BATHROOM**

Obscure double glazed window to rear aspect. Panelled bath with individual taps, walk in shower cubicle, pedestal wash hand basin, radiator, fully tiled walls, spotlights.

## **SEPARATE W.C.**

Obscure double glazed window to side aspect. Low level w.c., wood effect flooring, radiator, fully tiled walls.

## **LANDING**

Double glazed window to side aspect. Doors to all bedrooms.

## **BEDROOM ONE**

Two double glazed windows to front and side aspects. Radiator, built in wardrobe.

## **BEDROOM TWO**

Double glazed window to rear aspect. Radiator, built in wardrobe.

## **BEDROOM THREE**

Double glazed window to rear aspect. Radiator, access to loft space, built in wardrobe.

## **OUTSIDE**

### **GARAGE & PARKING**

Up and over door, courtesy door to rear garden, laid to hardstanding providing off road parking.

### **FRONT GARDEN**

Gravelled area, footpath leading to front door, low level wall border.

### **REAR GARDEN**

Mainly laid to lawn with patio area, courtesy door to garage, fully enclosed with timber fencing.

GROUND FLOOR  
526 sq.ft. (48.9 sq.m.) approx.

1ST FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA: 924 sq.ft. (85.9 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	52 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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