



Northhill Road, Cople, MK44 3TU
Offers Over £325,000

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LATCHAM ———
————— DOWLING

ESTATE AGENTS

*****PRICED TO SELL & CHAIN FREE*****

**** ESTABLISHED TWO DOUBLE BEDROOM SEMI DETACHED CHALET STYLE HOME REQUIRING MODERNISATION THROUGHOUT AND WITHIN A LOVELY NON ESTATE VILLAGE LOCATION WITH VIEWS OVER OPEN FIELDS****

Occupying a mature plot on the outskirts of this extremely popular village, this deceptively spacious two double bedroom chalet style semi detached home does need updating and modernising throughout, but we think this could be the perfect property for anyone looking to really 'stamp their own mark' on their new home and with the scale of the accommodation on offer, combined with the generous gardens, ample off road parking, single garage and store and the glorious location overlooking open fields to the rear, this could be an incredible home for the right buyer!!

Viewing is essential to appreciate everything that this wonderful property has to offer!!

Entrance Via

Entrance Porch

6'9 x 2'0 (2.06m x 0.61m.0.00m)

Entrance Hall

18'4 max x 7'3 max (5.59m max x 2.21m max)

Cloakroom

5'2 x 3'10 max (1.57m x 1.17m max)

Living Room

16'6 x 13'6 max into chimney recess (5.03m x 4.11m max into chimney recess)

Kitchen

10'9 x 9'7 (3.28m x 2.92m)





Dining Room
12'6 x 10'0 (3.81m x 3.05m)

Conservatory
11'0 x 9'2 (3.35m x 2.79m)

First Floor Landing

Bedroom One
12'7 x 11'9 (3.84m x 3.58m)

Bedroom Two
13'6 max x 11'8 (4.11m max x 3.56m)



Bathroom
9'0 x 7'3 (2.74m x 2.21m)

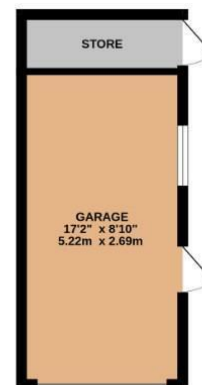
Garage
17'11 x 8'10 (5.46m x 2.69m)

Brick Built Store
8'10 x 3'1 (2.69m x 0.94m)

Rear Garden

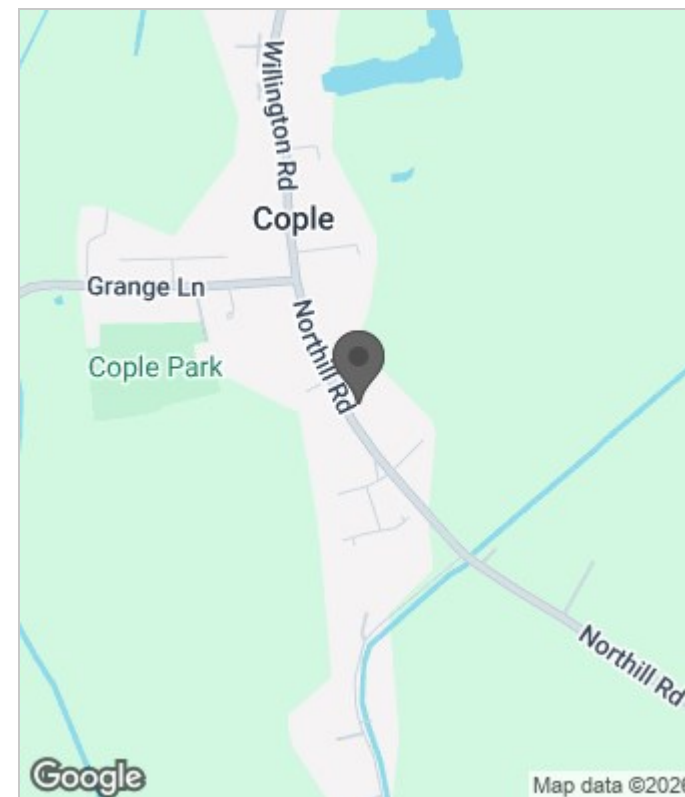
Front Of Property





TOTAL FLOOR AREA : 1341 sq.ft. (124.6 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 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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