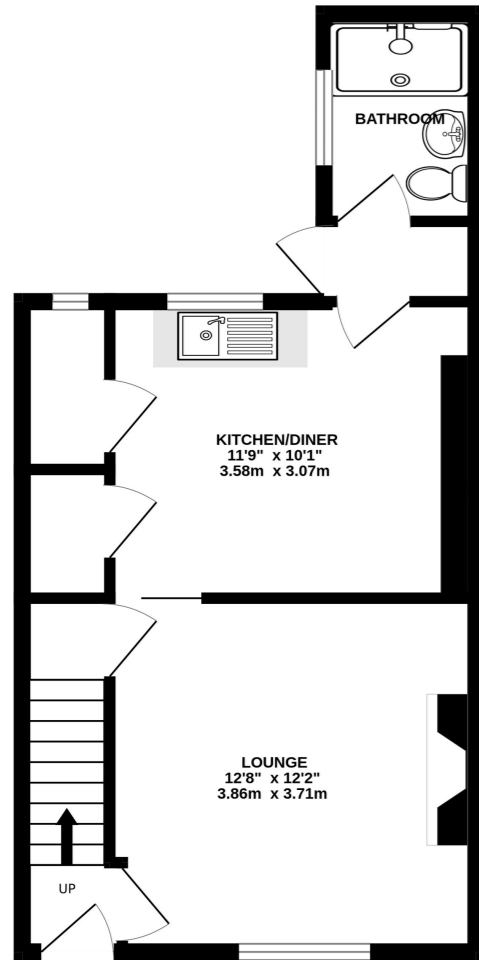
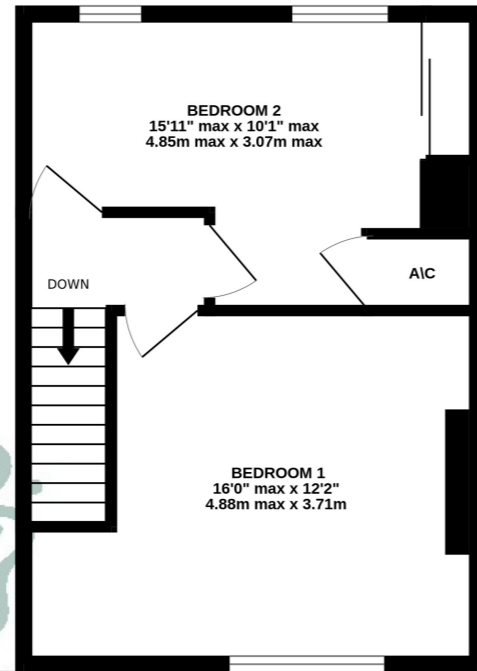


Floor Plans

GROUND FLOOR
387 sq.ft. (35.9 sq.m.) approx.



1ST FLOOR
342 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA: 728 sq.ft. (67.7 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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38, Flitwick Road

Maulden, Bedfordshire,

MK45 2BJ

£250,000

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

Country Properties | 1, Church Street | MK45 2PJ
T: 01525 403033 | E: ampthill@country-properties.co.uk
www.country-properties.co.uk

COUNTRY PROPERTIES
PART OF HUNTERS

COUNTRY PROPERTIES
PART OF HUNTERS

A great two bedroom terraced house with lots of potential and a large garden, located in a beautiful area with fields to the front and back and a short distance to amenities in both Maulden and Ampthill.

- Short distance to local amenities and Ampthill town centre.
- Two bedrooms with downstairs bathroom.
- No onward chain.
- Off-road parking for one car.
- Large west-facing garden and brick outbuilding.
- In need of modernisation.

Ground Floor

Entrance Hall

Composite entrance door to the front.

Lounge

12' 8" x 12' 2" (3.86m x 3.71m) Entrance door to the front, stairs rising to first floor, electric fireplace and radiator, double glazed window to the front.

Kitchen/Diner

11' 9" x 10' 1" (3.58m x 3.07m) Base units with work surfaces, stainless steel sink and drainer with mixer tap, pantry cupboards, access to rear lobby, double glazed window to the rear, electric radiator.

Rear Lobby

Access to garden and bathroom.

Bathroom

A suite comprising of a shower cubicle, low level WC, wash hand basin, heated towel rail, double glazed window to the side.

First Floor

Landing

Access to loft.

Bedroom One

Max. 16' 0" x 12' 2" (4.88m x 3.71m) Double glazed window to the front, electric radiator.

Bedroom Two

Max. 15' 11" x 10' 1" (4.85m x 3.07m) Airing cupboard housing hot water tank, two double glazed windows to the rear, electric radiator.

Outside

Rear Garden

Large west facing garden mainly laid to lawn with brick outbuilding and shed.

Parking

Off-road parking for one car.

Directions

Upon entering the village via Snow Hill, turn right after the village hall onto Flitwick Road and number 38 is on the right hand side.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDORS.

MAULDEN – This pretty village has a branch of Budgens convenience store open 7 days a week, also pubs and eateries (The George, The White Hart - a 17th Century thatched centrepiece of the village, and The Dog and Badger). It has a primary school, Maulden Lower School with after school club. Middle and Upper schools are at Ampthill. There is also a Pre-School private nursery (Tudor Court). Borders Maulden woods and Greensands walks. There are excellent transport links with access to the M1, junction 12, (6 miles) and main-line rail services, (Flitwick Station 2.6 miles), with journey time to London St Pancras under 50 minutes. Luton Airport is just three junctions south on the M1 and around 18 miles away for travel further afield.

