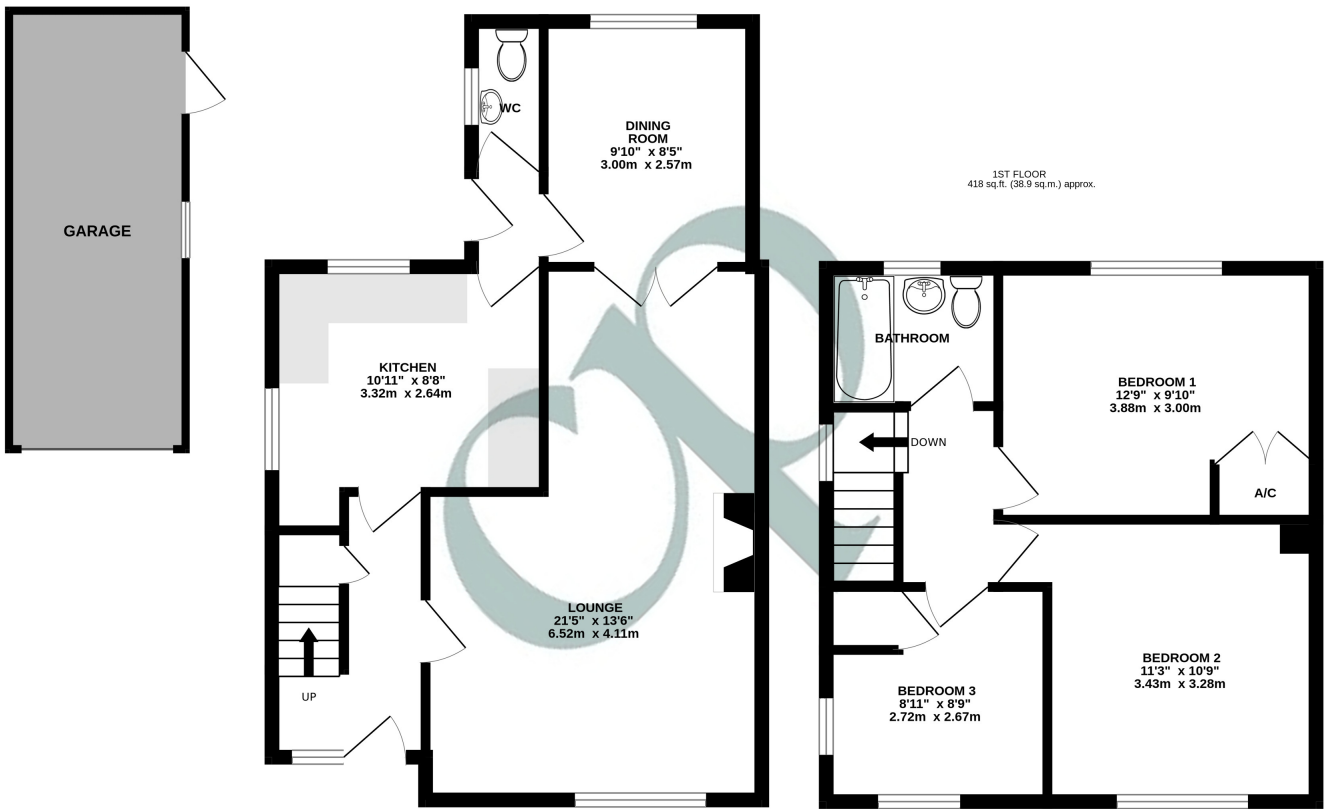




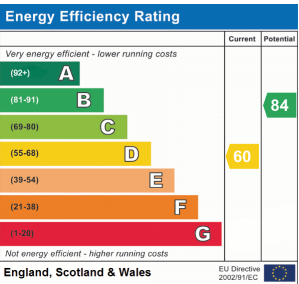
GARAGE  
0 sq.ft. (0.0 sq.m.) approx.

GROUND FLOOR  
514 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA : 932 sq.ft. (86.6 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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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: amptill@country-properties.co.uk  
www.country-properties.co.uk



Don't miss out on this amazing opportunity to create your dream home. So close to the town centre on a generous plot, this three bedroom semi is incredibly extendable (STPP) and could be anyone's forever home!

- Very close to Ampthill town centre.
- Ample space for parking and detached garage.
- Large plot with circa. 100ft garden.
- Amazing potential STPP.
- In need of modernisation.
- No onward chain.

Ground Floor

Entrance Hall

Aluminium entrance door and double glazed window to the front, under stairs cupboard, radiator.

Lounge

21' 5" x 13' 6" (6.53m x 4.11m) Gas feature fireplace, double glazed window to the front, radiator, double doors opening to:

Dining Room

9' 10" x 8' 5" (3.00m x 2.57m) Double glazed window to the rear, radiator.

Kitchen

10' 11" x 8' 8" (3.33m x 2.64m) Base and wall mounted units, stainless steel sink and drainer, space for appliances, double glazed windows to the side and rear, radiator.

First Floor

Landing

Access to loft, double glazed window to the side.

Bedroom One

12' 9" x 9' 10" (3.89m x 3.00m) Airing cupboard housing hot water tank, double glazed window to the rear, radiator.

Bedroom Two

11' 3" x 10' 9" (3.43m x 3.28m) Double glazed window to the front, radiator.

Bedroom Three

8' 11" x 8' 9" (2.72m x 2.67m) Cupboard over the stairs, double glazed windows to the front and side, radiator.

Bathroom

A suite comprising of a panelled bath with electric shower over, low level WC, wash hand basin, double glazed window to the rear.

Outside

Front Garden

Shrub-lined front garden, mainly laid to lawn.

Rear Garden

Circa 100ft long garden, mainly laid to lawn with mature trees at the rear.

Garage

Detached garage down the side of the property.

Parking

Block paved driveway providing ample off-road parking.

