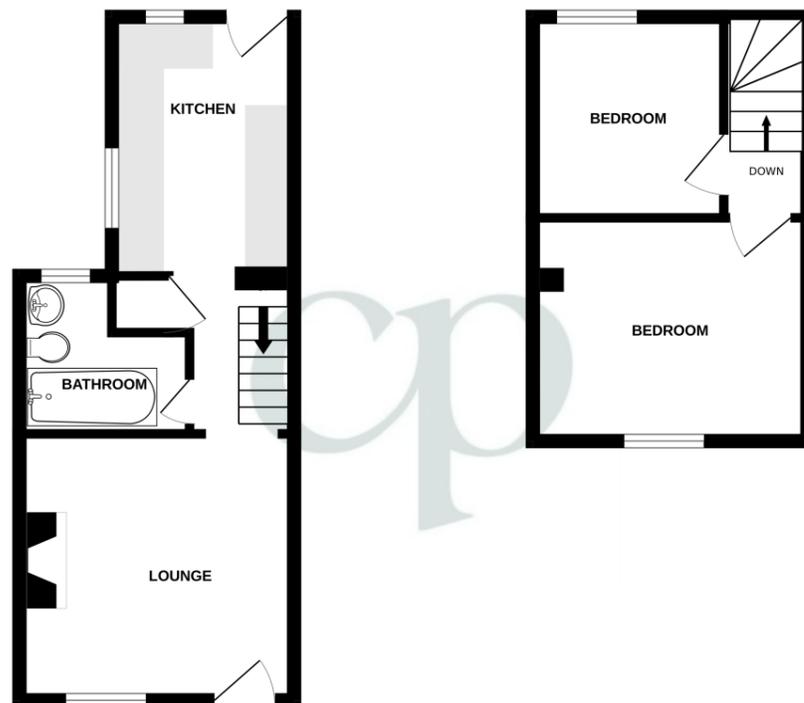




GROUND FLOOR
270 sq.ft. (25.1 sq.m.) approx.

1ST FLOOR
197 sq.ft. (18.3 sq.m.) approx.



TOTAL FLOOR AREA: 468 sq.ft. (43.4 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

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

A delightful and extended two bedroom Victorian cottage situated within the popular market town of Ampthill within walking distance of local amenities, being offered with no upper chain.

- Two bedrooms
- Ideal first time buyer or investment opportunity
- No upper chain
- Walking distance to shops and local amenities.
- Well regarded local schools.
- Extended kitchen
- Off set rear garden

Kitchen

10' 2" x 7' 6" (3.10m x 2.29m)
Double glazed window to side and rear, base and wall mounted units with work surfaces over, wall mounted boiler, space for washing machine, space for fridge, breakfast bar, radiator.

First Floor

Landing

Doors leading to two bedrooms and bathroom.

Bedroom One

9' 2" x 11' 4" Max (2.79m x 3.45m) Double glazed window to front, radiator.

Ground Floor

Lounge

11' 0" x 11' 04" (3.35m x 3.45m)
Entrance door, double glazed window to front, brick feature fire place with log burner, wall light points, radiator.



Bedroom Two

9' 3" x 8' 3" (2.82m x 2.51m)
Double glazed window to rear, access to loft, radiator.

Bathroom

Double glazed window to rear, a white suite comprising of panelled bath with shower over, wash hand basin, low level w/c, tiling to splashback areas.

Outside

Rear Garden

Off set rear garden mainly laid to lawn.

NB

These are preliminary details to be approved by vendor.

