



20 Park Hill
Ampthill

MK45 2LP

£350,000

REF: 3921825



Please Note 1. When making an appointment to view, please verify with us that the information you have is up to date and coincides with your expectations. 2. None of the statements contained in these particulars are to be relied on as statements of fact. Areas, measurements of distances are given as a guide only. 3. Unless otherwise stated, we have not tested any of the equipment, appliances or services to this property nor do we have any knowledge of any defects. 4. Potential purchasers are strongly advised to commission their own investigations into general condition of the property and to check critical dimensions for themselves, especially if ordering carpets or fitted furniture.

Country Properties 1 Church Street
Ampthill MK45 2PJ
01525 403033
ampthill@country-properties.co.uk



Expect more with your local property expert

www.country-properties.co.uk

Expect more with your local property expert

www.country-properties.co.uk



A rarely available, older style detached property in need of renovation close to Ampthill Great Park and town centre

- Lovely established garden with brick built storage barn.
- Two separate reception rooms and kitchen/breakfast room.
- Highly sought after central Ampthill location
- Great potential to make your mark
- Three bedrooms and first floor bathroom
- No upper chain worries

Ground Floor

Entrance Lobby Access via front entrance door. Stairs to first floor.

Reception One 10' 0" x 10' 3" (3.05m x 3.12m) Fireplace. Double glazed window to front. Radiator.

Reception Two 11' 4" x 10' 5" (3.45m x 3.18m) Double glazed window to front. Radiator.

Kitchen 13' 1" x 10' 10" (3.99m x 3.30m) Range of floor, wall mounted units and drawers with work surface over and inset stainless steel sink and drainer unit. Space for appliances. Built in cupboard housing gas boiler. Additional built in cupboard. Double glazed door and window to side. Double glazed window to rear. Radiator.

First Floor

Landing Doors to all rooms. Double glazed window. Radiator.

Bedroom One 11' 4" x 10' 3" (3.45m x 3.12m) Built in cupboard. Double glazed window to front. Radiator.

Bedroom Two 10' 0" x 10' 4" (3.05m x 3.15m) Double glazed window to front. Radiator.

Bedroom Three 12' 4" x 7' 4" (3.76m x 2.24m) Cupboard housing hot water cylinder. Double glazed windows to rear and side. Radiator.

Bathroom White suite comprising of panelled bath, wash hand basin and low level WC. Part tiled walls. Double glazed window to side. Radiator.

Outside

Front Garden Pathway to entrance door. Hedge boundary.

Rear Garden Delightful established plot mainly laid to lawn with plant and shrub borders.

Outbuilding & Outside WC Extremely useful brick built barn/store with door and window to front. Separate brick built outside w.c.

Second Outbuilding Joined to the rear of the house - access from the rear garden - providing useful storage space or potential

Directions From the centre of Ampthill take Woburn Street (heading out to A507). Take the first turning on the right into Chapel Lane, follow the road to the top which becomes Park Hill. Take the footpath to No.20.

AMPTHILL – is a small Georgian market town and civil parish in Bedfordshire, between Bedford and Luton, with a population of about 8,000. A regular market has taken place on Thursdays for centuries. The town has several lively pubs, a wide variety of restaurants, a Waitrose supermarket and a selection of small independent specialist shops. A number of small businesses such as solicitors, estate agents, financial services, hairdressers, and music schools are located in town. Ampthill benefits from excellent commuter links, located between junctions 12 and 13 of the M1, nearby the A6 links Luton to Bedford and the A421 an efficient road into Milton Keynes.

THESE ARE PRELIMINARY DETAILS STILL TO BE APPROVED BY THE VENDOR