



TOTAL FLOOR AREA: 995 sq.ft. (92.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

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

Set on the highly desirable Verne Drive - close to the town centre but on a quiet no-through road, this three bedroom terraced property with parking, garage and open-plan living is the perfect low maintenance home.

- Three bedrooms and bathroom to the first floor.
- Close to the town centre and local amenities.
- Open-plan living opening on to the garden.
- Off-road parking and garage en-bloc.
- Complete chain in place.
- Low maintenance property, perfect for any downsizers, first time buyers or investors.

Ground floor

Entrance Hall

Double glazed entrance door.

Cloakroom

A suite comprising of a low level WC, wash hand basin, double glazed window to the front, radiator.

Lounge

21' 1" x 15' 9" (6.43m x 4.80m) Double glazed window to the front, stairs rising to first floor, two radiators.

Kitchen

15' 9" x 10' 2" (4.80m x 3.10m) A range of base and wall mounted units with work surfaces over, ceramic sink and drainer with Quooker top tap, integrated split-level ovens and microwave, electric hob with extractor over, space for other appliances, full-height radiator.

Dining Room

12' 9" x 7' 10" (3.89m x 2.39m) Bi-fold doors opening to the garden, two Skylight windows, radiator.

First Floor

Landing

Access to loft, storage cupboard and combi-boiler.



Bedroom One

13' 1" x 8' 9" (3.99m x 2.67m) Fitted wardrobes, double glazed window to the front, radiator.

Bedroom Two

11' 7" x 10' 1" (3.53m x 3.07m) Double glazed window to the rear, radiator.

Bedroom Three/Dressing Room

10' 5" x 6' 8" (3.17m x 2.03m) Double glazed window to the front, radiator.

Bathroom

A suite comprising of a panelled bath and separate shower cubicle, low level WC, wash hand basin, heated towel rail, double glazed window to the rear.

Outside

Rear Garden

Patio and artificial lawn garden with raised beds, part wall and fence surround.

Garage

In a block.

Parking

Block paved driveway providing off-road parking for two cars.

Directions

From the centre of Amptill proceed along Church Street. Take the 1st turning on the right into Church Avenue, then the second turning on the left into Verne Drive. No 36 is at the end of the road.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDORS

