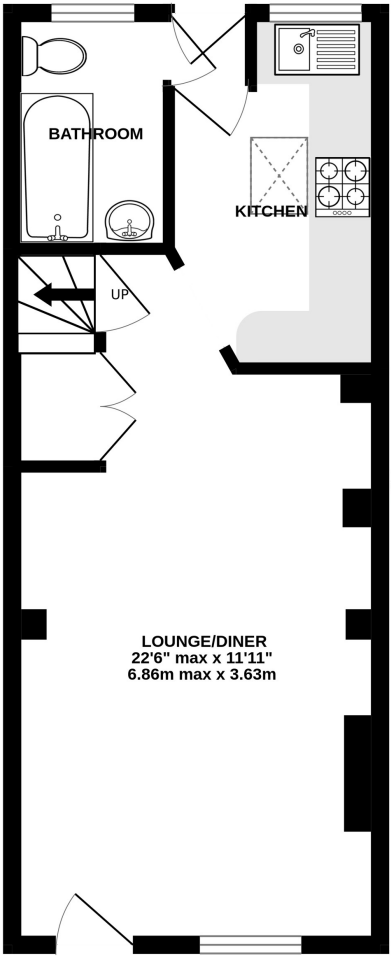
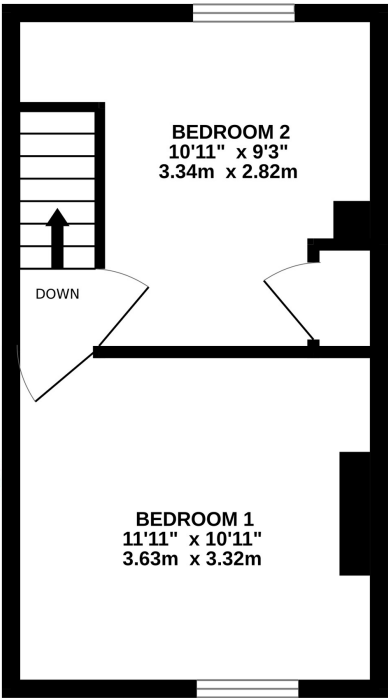


Floor Plans

GROUND FLOOR
352 sq.ft. (32.7 sq.m.) approx.

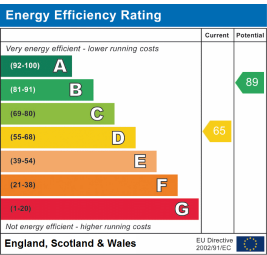


1ST FLOOR
255 sq.ft. (23.7 sq.m.) approx.



TOTAL FLOOR AREA : 607 sq.ft. (56.4 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 valuation, contact the numbers listed on the brochure.



Viewing by appointment only

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



37, George Street
Maulden, Bedfordshire,
MK45 2DF
£290,000



Offered with no onward chain, this charming two bedroom end of terrace cottage is located in the heart of Maulden, close to all local amenities - an ideal home for first time buyers or an investment opportunity.

- Two double bedrooms.
 - Large south-facing garden.
 - Ground floor bathroom.
- On-street parking.
 - Close to all local amenities.
 - No onward chain.

Ground Floor	First Floor
<p>Lounge/Diner</p> <p>Max. 22' 6" x 11' 11" (6.86m x 3.63m)</p> <p>Entrance door to the front, stairs rising to first floor, under stairs cupboard, double glazed window to the front, radiator.</p>	<p>Bedroom One</p> <p>11' 11" x 10' 11" (3.63m x 3.33m) Double glazed window to the front, radiator.</p>
<p>Kitchen</p> <p>A range of base and wall mounted units with work surfaces over, stainless steel sink and drainer with mixer tap, space for appliances, double glazed Skylight window to the rear.</p>	<p>Bedroom Two</p> <p>10' 11" x 9' 3" (3.33m x 2.82m) Access to loft housing boiler, storage cupboard, double glazed window to the rear, radiator.</p>
<p>Bathroom</p> <p>A suite comprising of a panelled bath with shower attachment, low level WC, wash hand basin, double glazed window to the rear, radiator.</p>	<p>Outside</p> <p>Rear Garden</p> <p>South facing garden, mainly laid to lawn with patio seating area, assorted shrubs and bushes, pond, shingled area with shed, right of way for rear access.</p>

Directions
<p>From the centre of Ampthill take Church Street towards Maulden. Go over the roundabout and enter Maulden via Snow Hill. Keep going and turn left opposite the village shop into George Street. The property is on your right hand side.</p>
<p>THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDOR</p>
<p>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). 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.</p>

