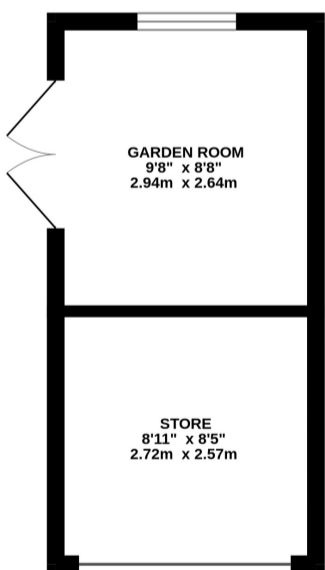
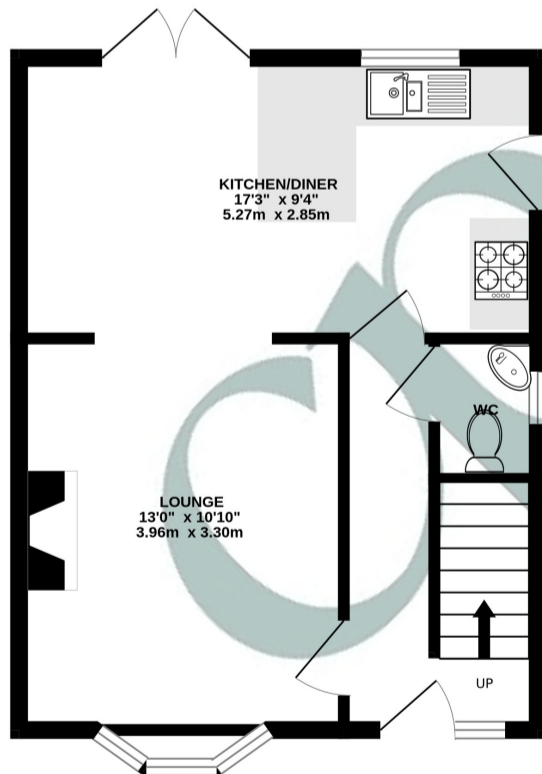




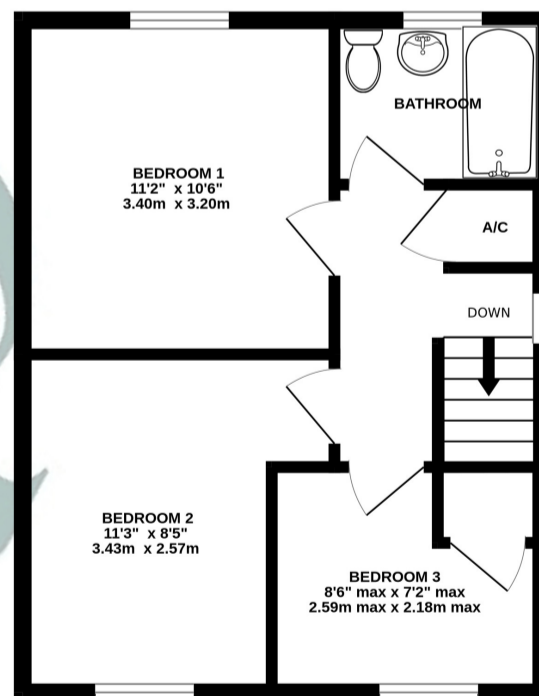
GARAGE
157 sq.ft. (14.6 sq.m.) approx.



GROUND FLOOR
385 sq.ft. (35.8 sq.m.) approx.



1ST FLOOR
387 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 929 sq.ft. (86.3 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		84
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(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: amphill@country-properties.co.uk
www.country-properties.co.uk

A bright and airy 3 bedroom semi detached home just a short walk from the town centre and all of the local amenities.

- Single garage with power and light and paved driveway with ample off road parking
- 17ft kitchen/diner with built-in oven and hob
- White bathroom suite and downstairs cloakroom
- Potential to extend (STPC)
- Double glazed windows and gas central heating
- Well regarded local schools (Redborne catchment)

Ground Floor

Entrance Hall

UPVC entrance door and double glazed window to the front, stairs rising to first floor, radiator.

Cloakroom

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

Lounge

13' 0" x 10' 10" (3.96m x 3.30m) Hanging double glazed bay window to the front, radiator.

Kitchen/Diner

17' 3" x 9' 4" (5.26m x 2.84m) A range of base and wall mounted units plus peninsula with work surfaces over, 1.5 basin composite sink and drainer with mixer tap, integrated oven and gas hob with extractor over, space for appliances, gas boiler, French doors opening to the rear garden, double glazed window to the rear, two radiators.

First Floor

Landing

Access to loft, airing cupboard housing hot water tank, double glazed window.



Bedroom One

11' 2" x 10' 6" (3.40m x 3.20m) Double glazed window to the rear, radiator.

Bedroom Two

11' 3" x 8' 5" (3.43m x 2.57m) Double glazed window to the front, radiator.

Bedroom Three

Max. 8' 6" x 7' 2" (2.59m x 2.18m) Double glazed window to the front, cupboard over the stairs, radiator.

Bathroom

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

Outside

Front Garden

Laid to lawn with flower and shrub borders.

Rear Garden

Laid mainly to lawn with patio area and flower and shrub borders, outside tap.

Garage

Part converted with French doors opening to the rear garden.

Parking

Block paved driveway providing off-road parking.

Directions

From the centre of Ampthill take Dunstable street towards Flitwick and then take the third left into Oliver Street. Take the fourth left into Willow Way and follow the road round to the left and No.7a is on the right hand side.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY VENDORS

