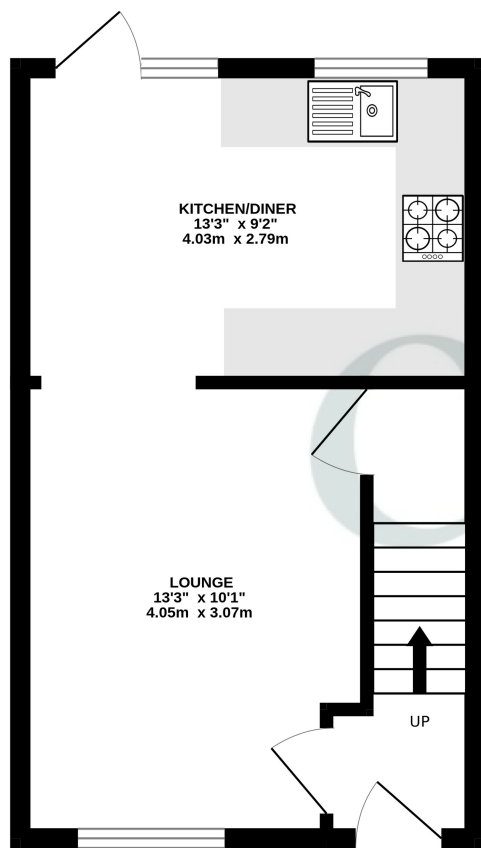
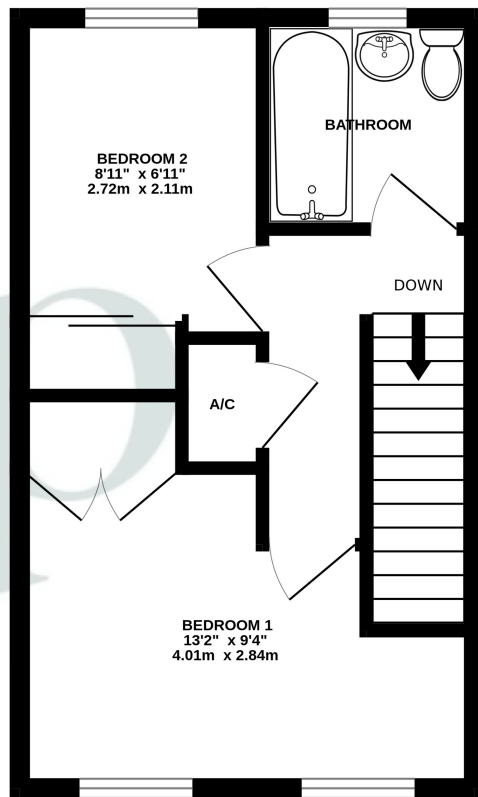




GROUND FLOOR
297 sq.ft. (27.6 sq.m.) approx.



1ST FLOOR
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA: 594 sq.ft. (55.2 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		
Very energy efficient - lower running costs	Current	Potential
(92+)	A	89
(81-91)	B	
(69-80)	C	68
(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

Viewing by appointment only

Country Properties | 1, Church Street | MK45 2PJ
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www.country-properties.co.uk

Tucked away in the highly desirable cul de sac location of Farm Close, this beautifully presented two-bedroom mid-terrace home offers the elusive "move-in ready" lifestyle. Whether you're a first-time buyer looking to secure a footprint in Ampthill or a downsizer seeking low-maintenance living without compromising on quality, this property delivers. Complete with off-road parking, it's a stylish, turn-key gem just moments from town.

- Situated in the highly sought-after Farm Close, offering peace and quiet with zero through-traffic.
- A bright kitchen/diner with a seamless opening into the lounge—perfect for socialising and contemporary lifestyles.
- Two genuine double bedrooms, both benefitting from fitted wardrobes.
- Includes a dedicated parking space directly to the front—a premium feature for Ampthill terrace living.
- Just a short stroll to Ampthill High Street, Waitrose, and the award-winning Great Park.
- No onward chain removing the risk of chain-related delays or collapses.

Ground Floor

Entrance Hall

UPVC Front door, radiator.

Lounge

Double glazed window to front, under stairs cupboard, radiator.

Kitchen/Diner

Double glazed window to rear, range of base and wall mounted units with work surfaces over, stainless steel sink and drainer with mixer tap over, tiling to splashback areas, gas boiler, integrated fridge freezer, washing machine, oven, gas hob and extractor, door to garden, radiator.

First Floor

Landing

Loft access, airing cupboard housing hot water tank.

Bedroom One

Two double glazed windows to front, fitted wardrobes, radiator.

Bedroom Two

Double glazed window to rear, fitted wardrobes, radiator.



Bathroom

Double glazed window to rear, fully tiled, towel rail, white suite comprising of panelled bath with shower over, wash hand basin, low level w/c.

Outside

Rear Garden

Low maintenance westerly facing garden, block paving and shingle patio seating area and mature trees.

Parking

Off road parking for one car.

NB

These are preliminary details to be approved by the vendor.

