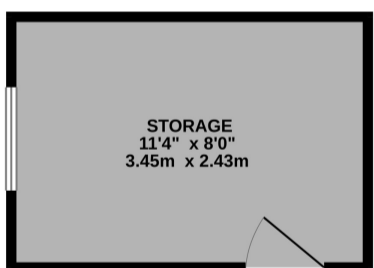
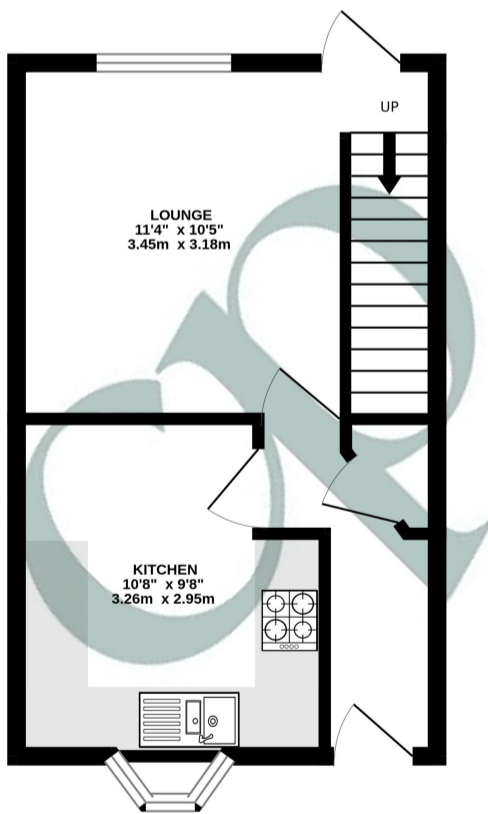




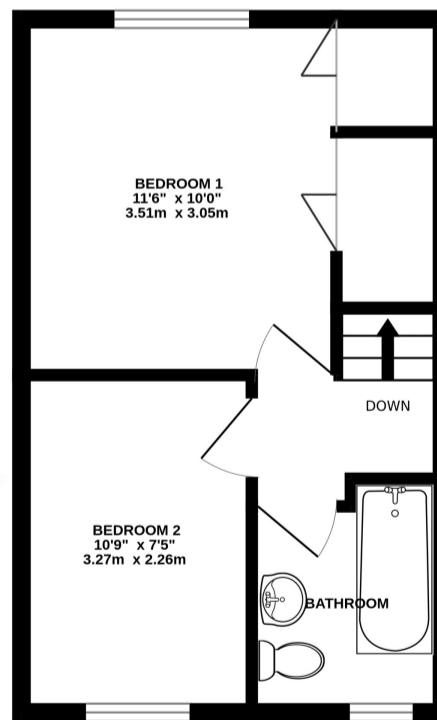
OUTBUILDING
0 sq.ft. (0.0 sq.m.) approx.



GROUND FLOOR
298 sq.ft. (27.7 sq.m.) approx.



1ST FLOOR
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA : 592 sq.ft. (55.0 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		87
(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

This immaculately presented property is the perfect home for any first time buyer or down-sizer, with the bustling hub of Ampthill a short distance away and the benefit of a garage and off-road parking.

- Two bedrooms and first floor bathroom.
- Garage en-bloc and off-road parking.
- Beautifully presented rear garden with outbuilding.
- Lounge with attractive feature log burner.

Ground Floor

Entrance Hall

UPVC entrance door to the front, built-in storage cupboard.

Lounge

11' 4" x 10' 5" (3.45m x 3.17m) Feature log burner, stairs rising to first floor, double glazed window to the rear with shutters, radiator.

Kitchen

10' 8" x 9' 8" (3.25m x 2.95m) A range of units with work surfaces over, 1.5 basin composite sink and drainer with mixer tap, integrated oven and gas hob with extractor over, integrated fridge freezer and wine fridge plus integrated washing machine, gas boiler, double glazed bay window to the front, radiator.

First Floor

Landing

Access to loft, radiator.

Bedroom One

11' 6" x 10' 0" (3.51m x 3.05m) Fitted wardrobes, double glazed window to the rear with shutters, radiator.



Bedroom Two

10' 9" x 7' 5" (3.28m x 2.26m) Double glazed window to the front with shutters, radiator.

Bathroom

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

Outside

Rear Garden

A beautifully presented rear garden with an outbuilding and access to the rear, mainly laid to lawn with patio seating areas and shrub borders.

Garage

Single garage situated en-bloc.

