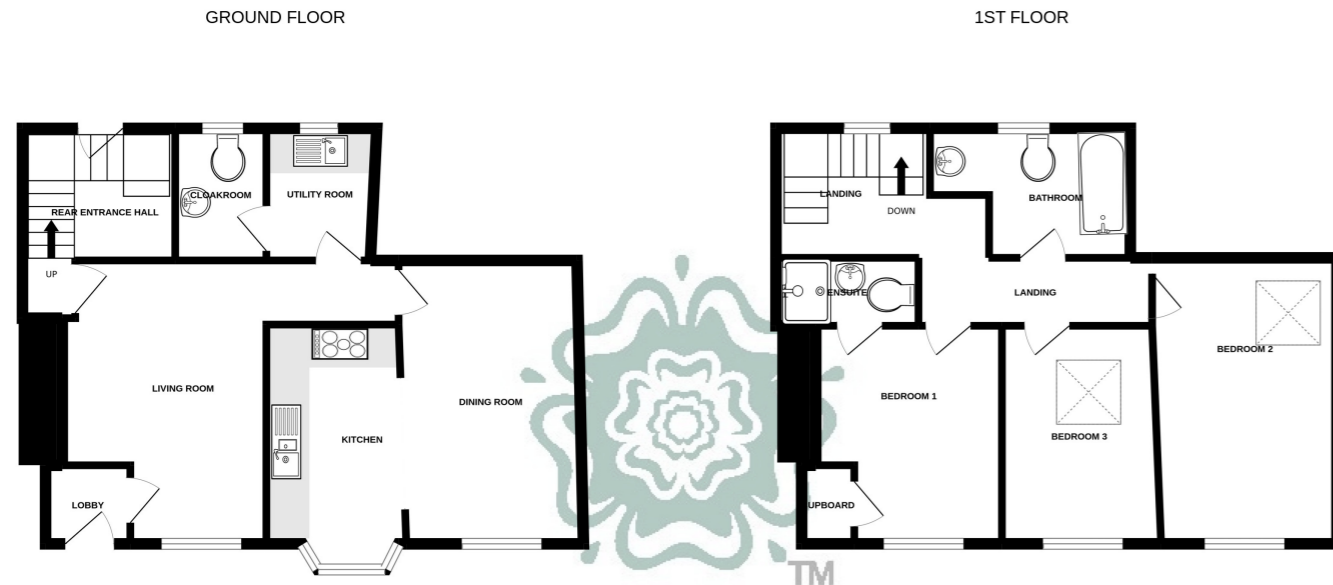


Floor Plans



WOBURN STREET

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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21a, Woburn Street

Amphill, Bedfordshire,
MK45 2HP
£500,000

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
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www.country-properties.co.uk

COUNTRY PROPERTIES
PART OF HUNTERS

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PART OF HUNTERS

Fully refurbished older style property in the centre of Ampthill with courtyard garden & gated parking. Quality and stylish presentation throughout.

- Bespoke kitchen, granite worktops & porcelain flooring
- Living room & open plan Kitchen/Diner
- A unique one off property with individual features
- Master bedroom with built in cupboard & ensuite plus smart family bathroom
- 3 double bedrooms, utility room & ground floor cloakroom
- This Grade II listed building is within an outstanding school catchment

Ground Floor

Entrance Hall

Entrance door to front. Internal entrance with way door to lounge.

Lounge

14' 6" x 12' 9" (4.42m x 3.89m) Double glazed window to front, radiator, television point. Door to staircase, access to kitchen/dining area. Door to utility and downstairs cloakroom.

Kitchen/Dining Room

14' 2" narrowing to 12' 4" x 17' 7" (4.32m x 5.36m) Bay fronted kitchen with champagne wall and base units with granite worktops over. One and a half bowl inset sink, integrated dishwasher, fridge freezer and wine chiller, integrated double oven, ceramic hob and hood. Porcelain tiled floor. Dining area with engineered wood flooring, radiator, and double glazed window to front, television point.

Utility Room

Double glazed window to rear. Range of base and eye level units with laminated worktops. Stainless steel sink and drainer, integrated washing machine. Gas boiler. Porcelain tiled floor. Door to wc.

Cloakroom

Double glazed window to rear. Suite comprising of low level wc, wash hand basin and part tiled walls.

First Floor

Stairs and Landing

Stairs to first floor with half landing rear entrance door. Window to rear.

Bedroom One

12' 2" x 10' 9" (3.71m x 3.28m) Double glazed window to front, radiator. television point. Built in storage cupboard.

En suite

Comprising of low level wc, wash hand basin and shower cubicle. Porcelain tiled floor.

Bedroom Two

14' 2" x 8' 6" (4.32m x 2.59m) Double glazed window to front, television point, 2 skylights, radiator.

Bedroom Three

10' 9" x 8' 2" (3.28m x 2.49m) Double glazed window to front and skylight window to rear, television point radiator.

Bathroom

Double glazed window to rear, heated towel rail. Suite comprising panelled bath, low level wc and wash hand basin. Ceramic tiled floor.

Outside

Garden

Small courtyard garden and gated parking area.

Off Road Parking

Remote gated off road parking area.

Directions

From the double mini roundabouts in centre of Ampthill, take Woburn Street. Number 21a is on the brow of the hill on your right hand side. For convenient parking when viewing continue over the brow of the hill and parking is provided on the left free of charge.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDOR

AMPTHILL – is a small Georgian market town and civil parish in Bedfordshire, between Bedford and Luton, with a population of about 8,000. A regular market has taken place on Thursdays for centuries. The town has several lively pubs, a wide variety of restaurants, a Waitrose supermarket and a selection of small independent specialist shops. A number of small businesses such as solicitors, estate agents, financial services, hairdressers, and music schools are located in town. Larger businesses are to be found on the commercial and industrial developments on the outskirts, along the town's bypass. Ampthill also has a high concentration of public amenities, The local Upper School in Ampthill, Redborne School, is a very successful 13 - 18 school that was graded "outstanding" in their recent Ofsted inspection. There is a bus service to Bedford and a private bus to the excellent Harpur Trust schools. Also there are doctor's surgeries, fire, ambulance and a police station. Ampthill benefits from excellent commuter links, located between junctions 12 and 13 of the M1, nearby the A6 links Luton to Bedford and the A421 an efficient road into Milton Keynes.

