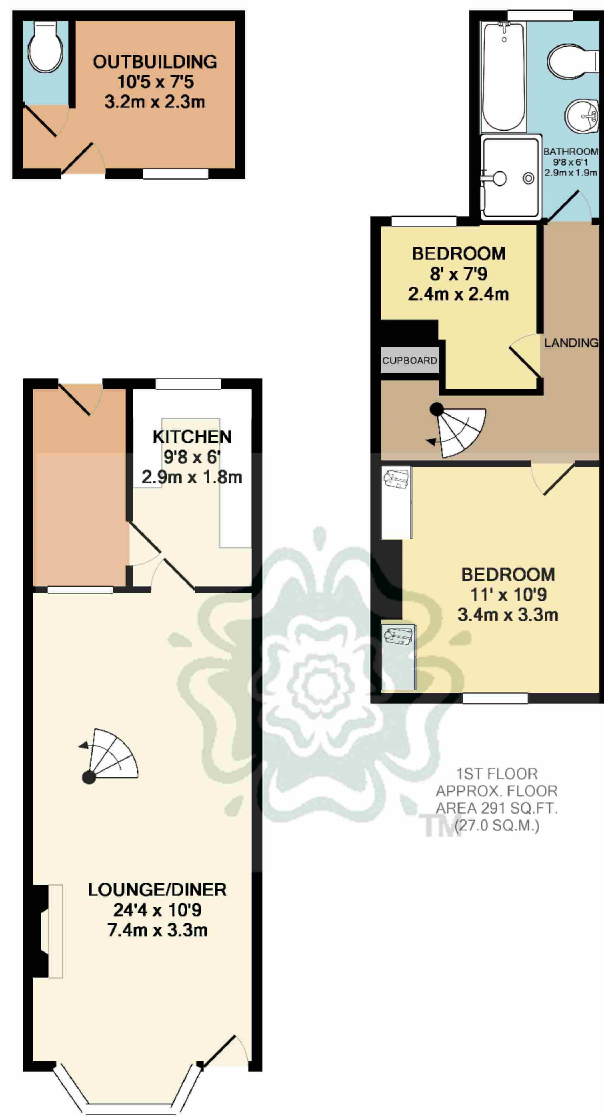


# Floor Plans



1ST FLOOR  
APPROX. FLOOR  
AREA 291 SQ.FT.  
(27.0 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 431 SQ.FT.  
(40.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 722 SQ.FT. (67.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## 61, Arthur Street

Ampthill, Bedford,  
MK45 2QQ  
£239,995

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: ampthill@country-properties.co.uk  
www.country-properties.co.uk

COUNTRY PROPERTIES  
PART OF HUNTERS

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PART OF HUNTERS

A town centre cottage that would benefit from updating. A popular central location with the advantage of off road parking.

- A very popular location with well regarded schools
- First floor bathroom with shower cubicle and bath
- Walking distance to the town centre
- 24ft lounge/diner
- No onward chain worries
- Rear courtyard garden

## Ground Floor

### Lounge/Dining Room

24' 3" max x 10' 9" (7.39m x 3.28m) Double glazed bay window to front, two built in cupboards, spiral staircase rising to first floor, gas real flame effect fire place, window to rear lobby, UPVC double glazed entrance door to front.

### Kitchen

9' 8" x 6' 1" (2.95m x 1.85m) A range of base and wall mounted units with work surfaces over, tiled splashbacks, one and a half bowl sink drainer with mixer tap over, space for cooker, extractor fan, ceramic tiled flooring, door to lobby, double glazed window to rear.

### Rear Lobby

10' 3" x 3' 6" (3.12m x 1.07m) Door to courtyard

## First Floor

### Bedroom One

11' 1" x 10' 9" (3.38m x 3.28m) Two built in wardrobes, double glazed window to front.

### Bedroom Two

8' 7" x 7' 9" (2.62m x 2.36m) Overstairs cupboard, double glazed window to rear.

### Loft Area

Occasional room with drop down ladder.

### Bathroom

A suite comprising of panelled bath, wash hand basin, low level WC, shower cubicle, fully tiled walls, wood laminate flooring.

## Outside

### Parking

Off road parking to the rear.

### Outbuilding

Double glazed window, double glazed door from courtyard, power and light, plumbing for washing machine, separate WC.

### Garden

Courtyard style garden. Fully enclosed.

### Directions

From the centre of Ampt Hill take Dunstable Street towards Flitwick. Take the third turning on the left into Oliver Street then first left into Arthur Street. The property is situated on the right hand side.

N.B The property pays an annual fee of £25 to the fire station for access to the parking at the rear.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDORS.

AGENTS NOTE: In most cases Leasehold properties will be liable for ground rent and maintenance charges, likewise some freehold properties will have communal areas which may also be subject to maintenance charges via a management company. Some admin charges may apply. Please ensure you ask if this is something that would affect your interest for any property you may be looking to view.

AMPTHILL – is a Georgian market town steeped in history with connections to Henry VIII. Situated between Bedford and Luton it has 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. Ampt Hill also has a high concentration of public amenities, The local Upper School in Ampt Hill, 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 stations. Ampt Hill 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. Ampt Hill is twinned with Nissan Lez Enservre in France.

