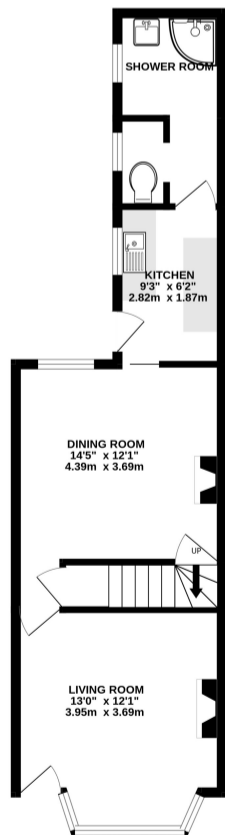
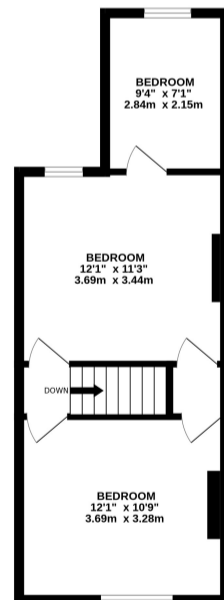




GROUND FLOOR
439 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA: 804 sq.ft. (74.7 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.
Made with Metropix 10/2023

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
T: 01525 403033 | E: amptill@country-properties.co.uk
www.country-properties.co.uk

Offering potential - a 2/3 bedroom cottage with the rare benefit of off-road parking for two cars.

- Two separate reception rooms.
- Two double bedrooms and a third bedroom off of the second bedroom.
- For commuters, Flitwick to St Pancras train journey is less than 50mins.
- Walking distance to Ampthill Centre and nearby amenities.
- No onward chain.
- Enclosed rear garden.
- £2000 reduction offered for a 6 week completion.

Ground Floor

Lounge

13' 0" x 12' 1" (3.96m x 3.68m) Entrance door to front, double glazed bay window to the front, two radiators.

Dining Room

14' 5" x 12' 1" (4.39m x 3.68m) Double glazed window to the rear, radiator, under stairs cupboard.

Kitchen

A range of base and wall mounted units with work surfaces over, 1.5 basin sink and drainer, tiling to splashbacks, space for washing machine, space for cooker, space for fridge freezer, door to garden, double glazed window to the side.

Shower Room

A suite comprising of a shower cubicle, wash hand basin, low level WC, heated towel rail, radiator, gas boiler.

First Floor

Landing

Double glazed window to the side, radiator.

Bedroom One

12' 1" x 10' 9" (3.68m x 3.28m) Double glazed window to the front, radiator.

Bedroom Two

12' 1" x 11' 3" (3.68m x 3.43m) Double glazed window to the rear, radiator, airing cupboard housing hot water tank.

Bedroom Three

9' 4" x 7' 1" (2.84m x 2.16m) Accessed from Bedroom Two, double glazed window to the rear, radiator.

Outside

Rear Garden

Block paved patio area and lawn area, side access, fully enclosed.

Parking

Off-road parking for two cars.



Directions

From the centre of Ampthill head along Dunstable Street towards Flitwick. At the mini roundabout turn left. Proceed down Oliver Street, the third turning on the left is Neotsbury Road.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDOR.

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 14,000. A regular market with local traders has taken place on Thursdays for centuries. The town has several lively pubs, a wide variety of very well-regarded restaurants, a Waitrose supermarket and a selection of small independent specialist shops and a small museum. 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 Great Park is beautiful, a great place to walk the dogs. There's a children's play area and a place to get a snack and a refreshment. It also hosts a three day music and family gala weekend in the summer. 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 stations. 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. Ampthill is twinned with Nissan Lez Enservne in France. There are also rugby, football, cricket and bowls clubs.

