



# COUNTRY PROPERTIES

Amphill Branch 01525 403033



An older style two bedroom cottage situated in the highly desirable village of Maulden.

**£155,000** Freehold

[www.country-properties.co.uk](http://www.country-properties.co.uk)

# 24 The Brache

## MAULDEN Bedfordshire MK45 2DR

- \* Living room with feature fireplace
- \* Kitchen & shower room
- \* Two bedrooms & pretty rear garden

- \* Gas central heating & double glazing (where stated)
- \* Ideal investment property or first time buy
- \* Rental income circa £600 pcm

### GROUND FLOOR

**Entrance** Via front entrance door to:

**Living Room** 10' 8" x 10' 4" (3.25m x 3.15m) Feature double glazed multi pane style window to front aspect. Radiator. Exposed ceiling timbers. Attractive feature fireplace. Door to:

**Kitchen** 9' 1" x 7' 3" (2.77m x 2.21m) Double glazed multi pane style window to rear aspect. A range of floor and wall mounted units and drawers with work surfaces over incorporating sink unit with side drainer and mixer tap. Part tiled walls. Fitted oven and hob with extractor over. Space and plumbing for dishwasher. Space for fridge/freezer. Staircase to first floor landing. Door to:

**Inner Lobby** Built-in cupboard with space and plumbing for washing machine. Opaque double glazed multi pane style door to side aspect. Opaque glazed multi pane style door to:

**Shower Room** Opaque double glazed multi pane style window to side aspect. White suite comprising: Shower tray with wall mounted shower over, pedestal wash hand basin and low level WC. Radiator.

### FIRST FLOOR

**Landing** Loft access. Opaque glazed multi pane style doors to both bedrooms.

**Bedroom One** 10' 5" x 9' 2" (3.18m x 2.79m) Double glazed multi pane style window to front aspect. Radiator. Built-in wardrobes. Additional built-in cupboard housing wall mounted gas central heating boiler.

**Bedroom Two** Double glazed multi pane style window to rear aspect. Radiator. Small built-in storage cupboard.

### OUTSIDE

**Rear Garden** To the rear of the property there are steps leading to a lawned garden with small hard standing area at the end.

**Directions** Entering Maulden from Ampthill, The Brache is the second turning on the left hand side.

**MAULDEN** – This pretty village has a small Post Office, a branch of the Co-operative Group convenience store open 7 days a week, also pubs and eateries (The White Hart - a 17th Century thatched centrepiece of the village, The Dog and Badger and The Black Horse). It has a primary school, Maulden Lower School with after school club. Middle and Upper schools are at Ampthill. There is also a Pre-School private nursery (Tudor Court). 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 the Excellent Harpur Trust schools.

Maulden benefits from excellent commuter links, located between Junction 12 and 13 of the M1, nearby the A6 links Luton to Bedford and the recently widened A421 has created an efficient fast link from Milton Keynes past Bedford to the A1.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY VENDORS.