



TOTAL FLOOR AREA : 986 sq.ft. (91.6 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 ©2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(88+)	A		82
(81-87)	B		
(69-80)	C		49
(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: amptill@country-properties.co.uk
www.country-properties.co.uk

An absolutely stunning two bedroom end-of-terrace property set right in the heart of Ampthill, recently renovated to a high standard, perfecting combining convenience and charm. All with the added bonus of off-road parking and a versatile loft room.

- Two double bedrooms and additional loft room.
- Town centre on your doorstep, close to all local amenities.
- Off-road parking for 1-2 cars.
- Beautifully presented throughout.
- Insulated, brick-built garden room, ideal for an office space.
- Additional ground floor WC/utility, previously used as a shower room.
- Open plan family living.

Ground Floor

Lounge

11' 6" x 11' 1" (3.51m x 3.38m) UPVC entrance door to the front, feature fireplace with log burner and fitted units in to the reveals, under stairs cubby, double glazed sash window to the front with shutters, cast iron-style radiator, opening to:

Kitchen/Diner

24' 0" x 11' 7" (7.32m x 3.53m) A bespoke range of base and wall mounted units with work surfaces over, ceramic sink and drainer with boiling water tap, integrated oven and gas hob with extractor over, integrated fridge freezer, space for dishwasher, kickboard heater, custom-built bench seat in the dining area, roof light and double glazed window to the rear, underfloor heating to the rear with Crittal double doors opening to the garden.

Cloakroom/Utility

A vintage style suite comprising of a low level WC, wash hand basin, space and plumbing for stacked washing machine and tumble dryer.

First Floor

Bedroom One

11' 9" x 9' 5" (3.58m x 2.87m) Fitted wardrobes, double glazed sash window to the rear with shutters, cast iron-style radiator.

Bedroom Two

11' 6" x 8' 4" (3.51m x 2.54m) Fitted storage, double glazed sash window to the front with shutters, cast iron-style radiator.

Bathroom

A vintage style suite comprising of a panelled bath with shower over, low level WC, wash hand basin, double glazed sash window to the rear with shutters, cast iron-style radiator.

Second Floor

Loft Room

11' 5" x 10' 2" (3.48m x 3.10m) Eaves storage space, two Skylight windows to the rear, cast iron-style radiator.

Outside

Front Garden

Iron railing-topped brick walled frontage with shingle and steps leading to the front door.

Rear Garden

West-facing private garden with rear access, artificial lawn and patio area with brick-built and insulated garden office (8'7" x 6'11").

Parking

Shingled driveway to the rear providing off-road parking, accessible via Chandos Road.

