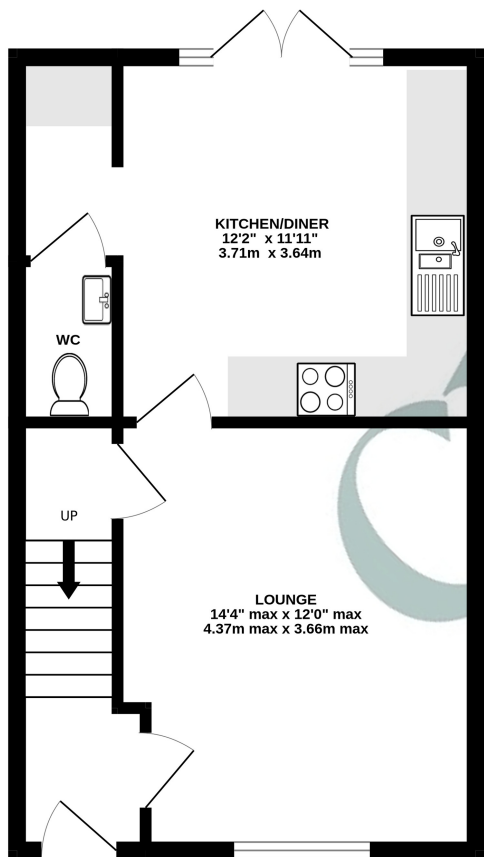




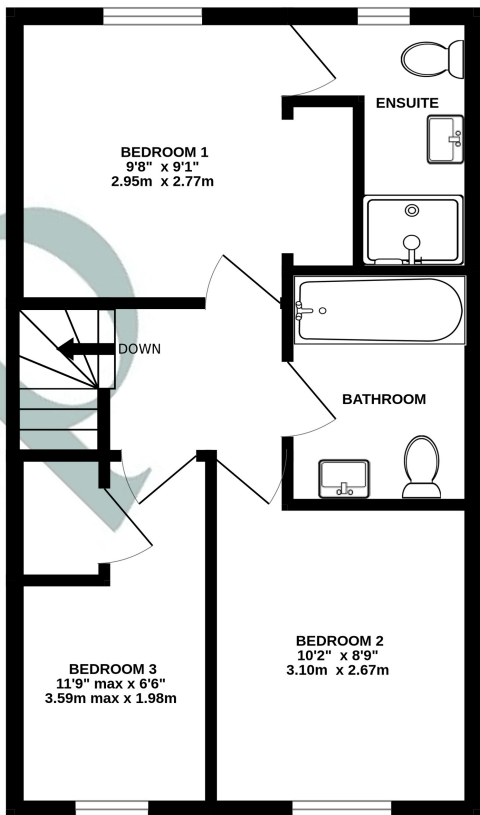
country
properties

11, Yarrow Place
Amptill, Bedfordshire,
MK45 2HG
£400,000

GROUND FLOOR
404 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA: 807 sq.ft. (75.0 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.
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Energy Efficiency Rating		
Very energy efficient - lower running costs		
(88+)	A	96
(81-91)	B	
(69-80)	C	84
(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

country
properties

A well presented three bedroom end of terrace home situated on a popular Ampthill Chase development, with the option to purchase at either 100% or 50% shared ownership.

- Three bedrooms and two bathrooms.
- Close proximity to highly regarded local schools.
- Off road parking for two cars.
- Kitchen/diner and downstairs cloakroom.
- 50%/50% Shared ownership property with option to purchase at either 100% or 50%.
- Only a short distance to the historic market town of Ampthill.

Ground Floor

Entrance Hall

Front entrance door, radiator.

Cloakroom

Low level WC, wash hand basin, tiling to splashbacks, radiator.

Lounge

Max. 14' 4" x 12' 0" (4.37m x 3.66m)
Double glazed window to front, radiator, under stairs cupboard.

Kitchen/Diner

12' 2" x 11' 11" (3.71m x 3.63m) A range of base and wall mounted units with work surfaces over, one and a half composite sink drainer unit with mixer tap over, eye level oven, space for dishwasher, fridge/freezer, space for washing machine, combi boiler, integrated hob and extractor, glazed French doors to rear, double glazed window to rear, radiator.

First Floor

Landing

Access to loft.

Bedroom One

9' 8" x 9' 1" (2.95m x 2.77m) Double glazed window to rear, radiator.

Ensuite

Low level WC, wash hand basin, shower cubicle, heated towel rail, part tiled walls, double glazed window to rear.



Bedroom Two

10' 2" x 8' 9" (3.10m x 2.67m) Double glazed window to front, radiator.

Bedroom Three

11' 9" x 6' 6" (3.58m x 1.98m) Double glazed window to front, radiator, over stairs cupboard.

Bathroom

A suite comprising panelled bath with shower over, wash hand basin, low level WC, part tiled walls, heated towel rail, double glazed window to side.

Outside

Rear Garden

Mainly laid to lawn with patio seating areas and shingle.

Parking

Off-road parking for 2 cars.

NB

It is becoming increasingly likely that modern developments have a management company responsible for communal areas such as play areas and opens greens, therefore this will usually incur management fees.

