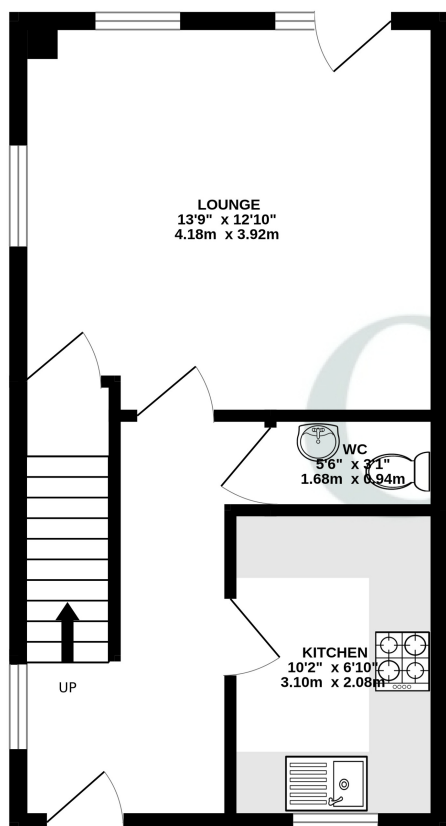
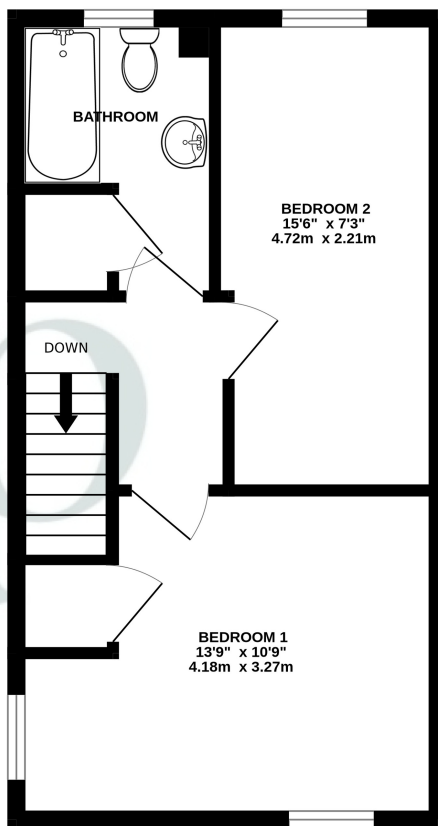




GROUND FLOOR  
357 sq.ft. (33.2 sq.m.) approx.



1ST FLOOR  
357 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 714 sq.ft. (66.3 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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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](mailto:amptill@country-properties.co.uk)  
[www.country-properties.co.uk](http://www.country-properties.co.uk)



Positioned at the end of a quiet cul-de-sac on the desirable Ampthill Height's estate, this private two bedroom terraced home is ideal for an investor or first time buyer!

- Two double bedrooms.
- Shared ownership home with 35% share.
- No onward chain.
- Off-road parking for 2 cars.
- Ground floor WC and first floor bathroom.
- Part-walled private rear garden.
- Positioned at the end of a quiet cul-de-sac.

Ground Floor

Entrance Hall

Double glazed window to the side, radiator.

Cloakroom

A suite comprising of a low level WC, wash hand basin, radiator.

Lounge

13' 9" x 12' 10" (4.19m x 3.91m) Door to garden, under stairs cupboard, double glazed windows to the side and rear, two radiators.

Kitchen

10' 2" x 6' 10" (3.10m x 2.08m) A range of base and wall mounted units with work surfaces over, stainless steel sink and drainer with mixer tap, integrated oven with gas hob, space for washing machine and fridge freezer, double glazed window to the front, radiator.

First Floor

Landing

Access to loft.

Bedroom One

13' 9" x 10' 9" (4.19m x 3.28m) Cupboard over the stairs, double glazed windows to the front and side, radiator.



Bedroom Two

15' 6" x 7' 3" (4.72m x 2.21m) Double glazed window to the rear, radiator.

Bathroom

A suite comprising of a panelled bath with shower over, low level WC, wash hand basin, storage cupboard, double glazed window to the rear, radiator.

Outside

Garden

Rear walled garden, mainly laid to lawn with patio seating area.

Parking

Driveway to the rear providing 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.

