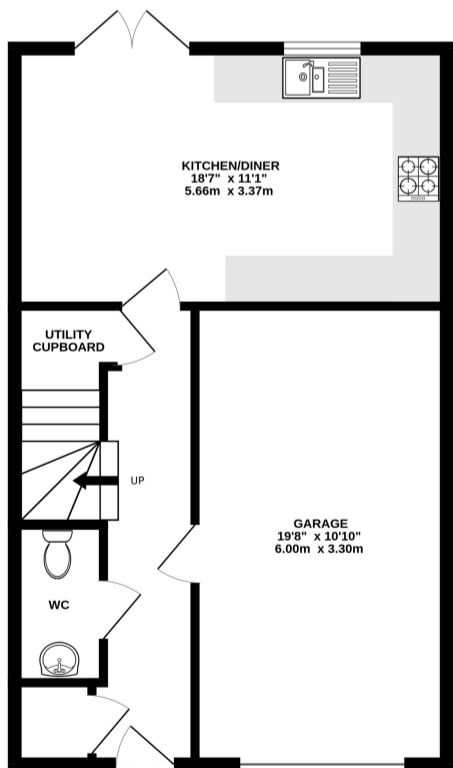
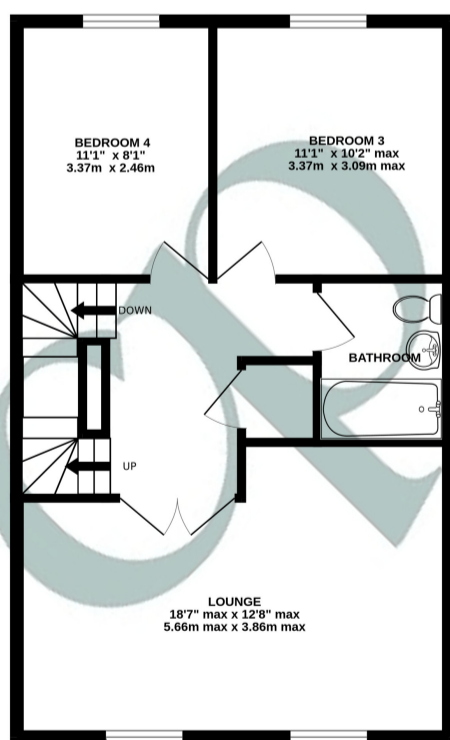




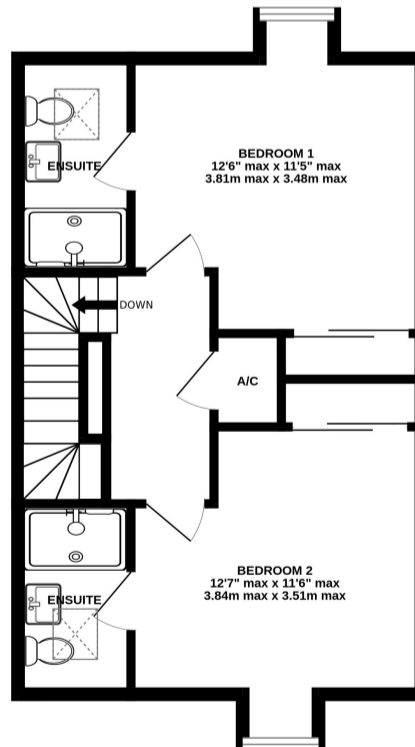
GROUND FLOOR
571 sq.ft. (53.1 sq.m.) approx.



1ST FLOOR
571 sq.ft. (53.1 sq.m.) approx.



2ND FLOOR
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 1629 sq.ft. (151.4 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		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B	84	
(69-80)	C		
(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

Located only a stone's throw from Ampthill's town centre, yet off the main roads on the highly sought after St Andrews Place estate, this low maintenance 4-bed town house is ideal for those looking to downsize into the town centre with its incredibly convenient access to amenities and exceptional parking so close to the centre.

- Integrated garage, two allocated parking spaces plus visitors parking.
- Maintenance charge circa £50pcm.
- Highly regarded local school catchment.
- Town centre location, close to all local amenities.
- Four double bedrooms and three bathrooms.
- 9 solar panels and battery system recently fitted generating a total of 3.87kW.

Ground Floor

Entrance Hall

UPVC entrance door to the front, under stairs/utility cupboard plus additional storage cupboard, stairs rising to first floor, radiator.

Cloakroom

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

Kitchen/Diner

18' 7" x 11' 1" (5.66m x 3.38m) A range of base, full-height and wall mounted units with quartz work surfaces over, 1.5 basin stainless steel sink and drainer with mixer tap, integrated split-level oven and gas hob with extractor over, integrated fridge freezer and dishwasher, French doors opening to the garden, gas boiler, double glazed window to the rear with shutters, radiator.

First Floor

Landing

Stairs rising to second floor, storage cupboard.

Lounge

Max. 18' 7" x 12' 8" (5.66m x 3.86m) Two double glazed windows to the front, radiator.

Bedroom Three

11' 1" x 8' 1" (3.38m x 2.46m) Double glazed window to the rear, radiator.



Bedroom Four

Max. 11' 1" x 10' 2" (3.38m x 3.10m) Double glazed window to the rear, radiator.

Bathroom

A suite comprising of a tiled bath with telephone shower mixer attachment, low level WC, wash hand basin, heated towel rail.

Second Floor

Second Floor Landing

Access to loft, airing cupboard housing hot water tank, radiator.

Bedroom One

Max. 12' 6" x 11' 5" (3.81m x 3.48m) Fitted wardrobes, double glazed window to the rear, radiator.

Ensuite One

A suite comprising of a shower cubicle, low level WC, wash hand basin, Skylight window, heated towel rail.

Bedroom Two

12' 7" x 11' 6" (3.84m x 3.51m) Fitted wardrobes, double glazed window to the front, radiator.

Ensuite Two

A suite comprising of a shower cubicle, low level WC, wash hand basin, Skylight window, heated towel rail.

Outside

Rear Garden

Landscaped garden with sleeper-lined flower beds, artificial lawn and patio seating area.

Garage

19' 8" x 10' 10" (5.99m x 3.30m) Integrated garage with up and over door, power and light, door to garden.

Parking

Allocated off-road parking spaces for two cars with EV charger, plus visitors parking.

