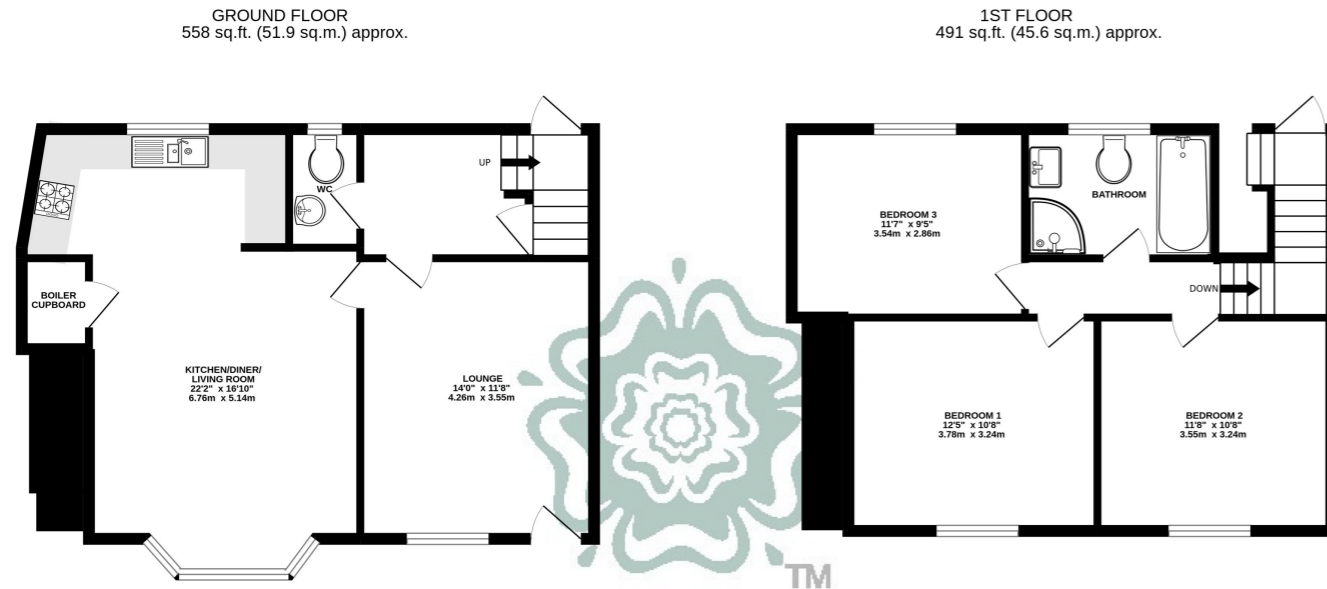


# Floor Plans



WOBURN STREET

TOTAL FLOOR AREA : 1049 sq.ft. (97.5 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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## 21b, Woburn Street

Amphill, Bedfordshire,  
 MK45 2HP  
 £500,000

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: amphill@country-properties.co.uk  
 www.country-properties.co.uk



# A marvellously presented three bedroom end-of-terrace property set in Ampthill's town centre with two parking spaces behind electrically operated gates.

- Three double bedrooms.
- Electrically operated gates to secured parking spaces.
- Short distance to Ampthill Great Park and The Firs nature reserve.
- Town centre location.
- Grade II listed with double glazed windows throughout.
- Open plan kitchen/diner/living room and separate lounge.

## Ground Floor

### Lounge

14' 0" x 11' 8" (4.27m x 3.56m) Composite entrance door to the front, hardwood flooring, double glazed window to the front, radiator.

### Kitchen/Dining/Living Room

22' 2" x 16' 10" (6.76m x 5.13m) A range of base and wall mounted units with granite work surfaces over, 1.5 basin countersunk stainless steel sink and drainer with mixer tap, integrated oven and electric hob with extractor over, integrated fridge freezer and dishwasher plus wine cooler, cupboard housing boiler, double glazed bay window to the front and double glazed window to the rear, radiator.

### Rear Lobby

Skylight window, stairs rising to first floor, door to garden.

### Cloakroom

A suite comprising of a low level WC, wash hand basin, double glazed window to the rear, radiator.

## First Floor

### Bedroom One

12' 5" x 10' 8" (3.78m x 3.25m) Double glazed window to the front, radiator.

### Bedroom Two

11' 8" x 10' 8" (3.56m x 3.25m) Access to loft, double glazed window to the front, radiator.

### Bedroom Three

11' 7" x 9' 5" (3.53m x 2.87m) Double glazed window to the rear, radiator.

### Bathroom

A suite comprising of a panelled bath and separate shower cubicle, low level WC, wash hand basin, heated towel rail, double glazed window to the rear.

## Outside

### Front

Elevated from the public path - steps leading to front door.

### Rear garden

Courtyard garden to the rear of the property with access to gated parking area.

### Parking

Two allocated spaces in a courtyard shared by 3 other properties, serviced by electric gates.

## Directions

From the centre of Ampthill, take Woburn Street and no. 21b is less than 100 metres along on the right.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDOR

AMPTHILL – is a Georgian market town steeped in history with connections to Henry VIII. Situated between Bedford and Luton it has a population of about 14,000. A regular market with local traders has taken place on Thursdays for centuries. The town has several lively pubs, a wide variety of very well-regarded restaurants, a Waitrose supermarket and a selection of small independent specialist shops and a small museum. A number of small businesses such as solicitors, estate agents, financial services, hairdressers, and music schools are located in town. Larger businesses are to be found on the commercial and industrial developments on the outskirts, along the town's bypass. Ampthill Great Park is beautiful, a great place to walk the dogs. There's a children's play area and a place to get a snack and a refreshment. It also hosts a three day music and family gala weekend in the summer. Ampthill also has a high concentration of public amenities, The local Upper School in Ampthill, Redborne School, is a very successful 13 - 18 school. There is a bus service to Bedford and a private bus to the excellent Harpur Trust schools. There is also a doctor's surgery, fire & ambulance stations. Ampthill benefits from excellent commuter links, located between junctions 12 and 13 of the M1, nearby the A6 links Luton to Bedford and the A421 an efficient road into Milton Keynes. Ampthill is twinned with Nissan Lez Enservne in France. There are also rugby, football, cricket and bowls clubs.

