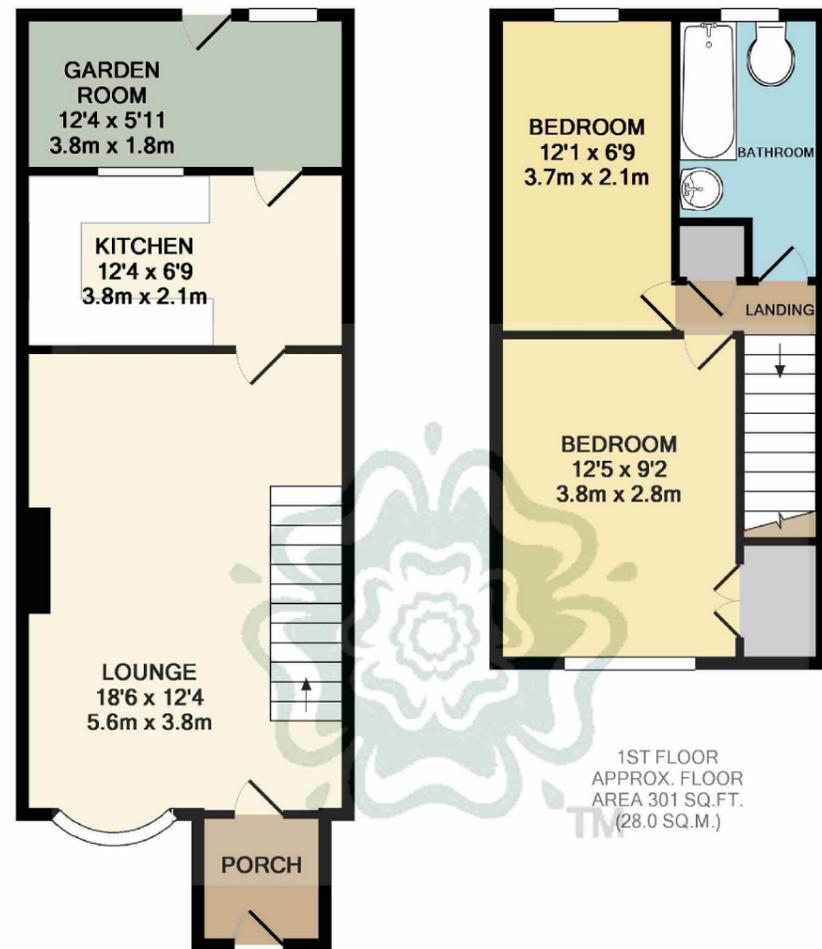


# Floor Plans



TOTAL APPROX. FLOOR AREA 695 SQ.FT. (64.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## 103, Ampthill Road

Maulden, Bedford,  
MK45 2EF  
£239,995

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



This centrally located two bedroom house is an ideal property to make your own with lots of scope for improvement.

- Ideal for a first time buyer or buy to let investor
- Good local amenities and school catchments
- No onwards chain
- Great commuter access to M1, A6 & A507
- Southerly facing rear garden with gated rear access
- Single garage with new up and over door

## Ground Floor

### Entrance Hall

Double glazed entrance door, double glazed window to side, porch with multi pane glazed door to lounge.

### Lounge

17' 8" x 12' 4" (5.38m x 3.76m) Fireplace with gas fire and backboiler, double glazed window to front, radiator, stairs rising to first floor.

### Kitchen

12' 4" x 7' 0" (3.76m x 2.13m) A range of base and wall mounted units with work surfaces over, inset one and a half bowl sink drainer unit with mixer tap over, space and plumbing for washing machine, space for fridge, freezer and electric cooker, ceramic tiled splashbacks, vendor has informed us that he will be fitting ceramic tiled flooring. Double glazed window to rear.

### Utility Room

12' 3" x 4' 3" (3.73m x 1.30m) Double glazed door and window to garden, outside tap.

## First Floor

### Landing

Access to insulated loft, airing cupboard housing hot water tank with shelving.

### Bedroom One

12' 5" x 9' 2" (3.78m x 2.79m) Large built in storage cupboard, double glazed window to front, radiator.

### Bedroom Two

12' 1" x 6' 7" (3.68m x 2.01m) Double glazed window to rear, radiator.

### Bathroom

A suite comprising pedestal wash hand basin, low level WC, panelled bath, fully tiled, radiator, double glazed window to rear.

## Outside

### Garage

Single garage with a newly fitted white up and over door.

### Front Garden

Currently decked but vendor will be changing to slate beds.

### Rear Garden

Decked seating area with path to rear. Assorted planting to beds and borders.

### Directions

From the centre of Amptill head towards Maulden, the property is on the right hand side, just after the turning for Moor Lane.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDORS

MAULDEN – This pretty village has a branch of the Budgens group convenience store open 7 days a week, also pubs and eateries (The George, The White Hart - a 17th Century thatched centrepiece of the village, and The Dog and Badger). It has a primary school, Maulden Lower School with after school club. Middle and Upper schools are at Amptill. There is also a Pre-School private nursery (Tudor Court). Borders Maulden woods and Greensands walks.

