

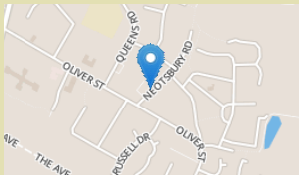
Directions From the center of Ampthill take Dunstable Street and turn left into Oliver Street at the first mini roundabout you get to. Proceed along Oliver Street and Neotsbury Road is the third turning on your left hand side.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDOR.

AMPTHILL – is a small Georgian market town and civil parish in Bedfordshire, between Bedford and Luton, with a population of over 10,000 people. The town has several centuries. The town has several small businesses and a selection of small independent businesses, including solicitors, estate agents, financial advisers, and larger businesses are to be found along the town's bypass. Ampthill School in Ampthill, Bedfordshire, is "outstanding" in their recent Ofsted inspection. The town is served by the excellent Harpur Trust station. Ampthill benefits from the M1, nearby the A6 links Luton to Bedford.



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Please Note 1. When making an appointment to view, please verify with us that the information you have is up to date and coincides with your expectations. 2. None of the statements contained in these particulars are to be relied on as statements of fact. Areas, measurements of distances are given as a guide only. 3. Unless otherwise stated, we have not tested any of the equipment, appliances or services to this property nor do we have any knowledge of any defects. 4. Potential purchasers are strongly advised to commission their own investigations into general condition of the property and to check critical dimensions for themselves, especially if ordering carpets or fitted furniture.

Country Properties 1 Church Street Ampthill MK45 2PJ

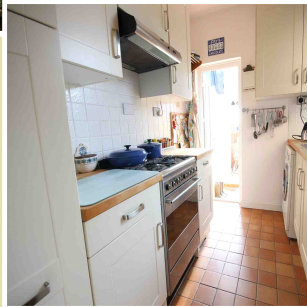
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6 Neotsbury Road
Ampthill
Bedfordshire
MK45 2SU
£235,000

REF: 3543369



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A delightful two bedroom period property in a popular location with beautifully presented accommodation.

- Bay fronted sitting room with feature fireplace
- Separate dining room
- Delightful rear garden with decked area
- Two bedrooms and loft room
- Kitchen and lean to conservatory
- Rarely available sought after cottage

Ground Floor

Entrance Access via front door to the:

Lounge 12' into bay x 10' 10" (3.66m x 3.30m) An attractive feature fireplace, double glazed bay window to front, radiator. Door to;

Dining Room 11' 5" x 12' (3.48m x 3.66m) Feature fireplace, wood engineered flooring, door and staircase leading to first floor, under stairs storage cupboard, double glazed window to rear, radiator.

Kitchen 9' 2" x 7' (2.79m x 2.13m) A range of base and wall mounted units with wood work surfaces over, incorporated stainless steel sink drainer unit with mixer tap over, part tiled walls, tiled floor, space for cooker, plumbing for dishwasher and washing machine, double glazed window to side, double glazed door and steps to:

Lean to 8' x 7' 7" (2.44m x 2.31m) Double glazed window to side, tiled floor, double glazed patio door to garden.

First Floor

Landing Doors to bedrooms one and two.

Bedroom One 11' 5" x 10' 11" (3.48m x 3.33m) Double glazed window to front, radiator.

Bedroom Two 12' max x 11' 5" (3.66m x 3.48m) Double glazed window to rear, radiator, door concealing staircase leading to second floor, door to:

Bathroom A white suite of panelled bath with shower mixer attachment over, wash hand basin, low level WC, part tiled walls, radiator, double glazed window to rear, built in cupboard housing hot water tank, ceiling downlighters.

Second Floor

Loft Room 11' x 8' 2" (3.35m x 2.49m) Restricted headheight to eaves, skylight window, eaves storage space.

Outside

Front Garden Path to front door.

Rear Garden Immediately to the rear of the property is a raised decked area, with steps leading to a good size lawned area with flower and shrub borders, side access gate, outside light and tap.