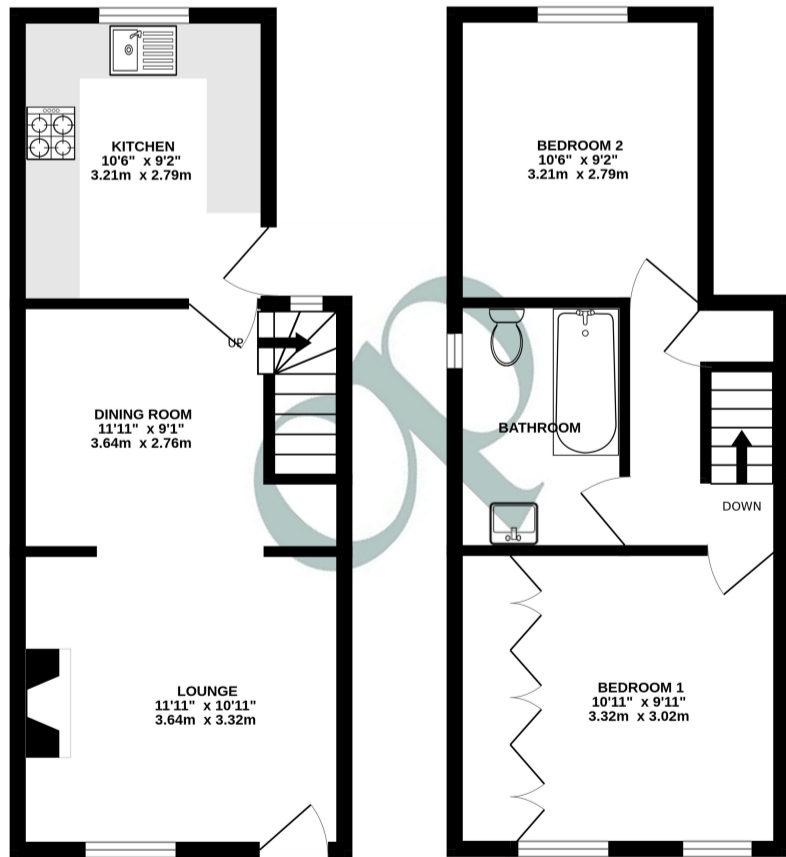




GROUND FLOOR  
328 sq.ft. (30.5 sq.m.) approx.

1ST FLOOR  
334 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA: 662 sq.ft. (61.5 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C	76	
(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

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 perfect two bedroom property. Tucked away off the main roads, this charming terraced property full of character, two double bedrooms and off road parking is a real must see!

- Two double bedrooms and master with built-in wardrobes
- 78ft westerly facing rear garden and off road parking for one car
- Still retaining many character features with exposed beams and brickwork
- Close to amenities including Russell Lower School and in walking distance to town centre via Kings Arm Path
- Family bathroom to the first floor
- This property is being offered with no onward chain.

## Ground Floor

### Lounge

11' 11" x 10' 11" (3.63m x 3.33m)

UPVC entrance door to the front, brick feature fireplace, double glazed window to the front, radiator.

### Dining Room

11' 11" x 9' 1" (3.63m x 2.77m) Open stair case rising to the first floor, window to the rear, radiator.

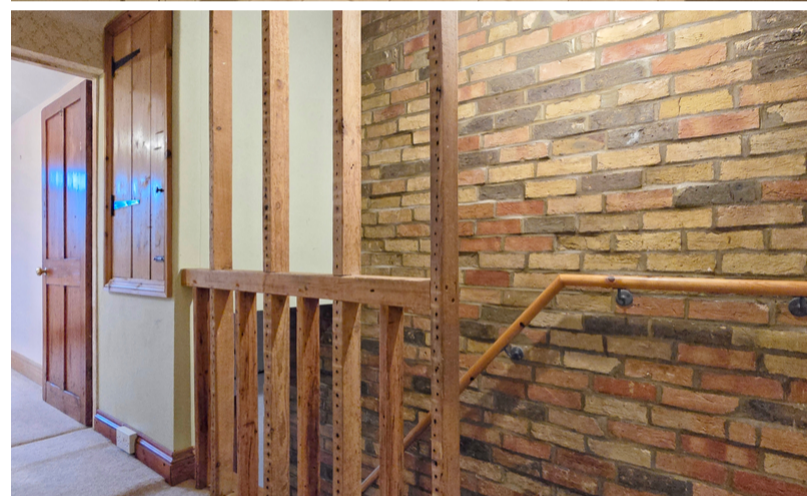
### Kitchen

10' 6" x 9' 2" (3.20m x 2.79m) A range of base and wall mounted units with work surfaces over, composite sink and drainer with mixer tap, integrated oven and gas hob with extractor over, integrated fridge freezer, space for washing machine, combi-boiler, stable door opening to the rear garden, double glazed window to the rear, radiator.

## First Floor

### Landing

Storage cupboard.



### Bedroom One

10' 11" x 9' 11" (3.33m x 3.02m)

Fitted wardrobes, two double glazed windows to the front, radiator.

### Bedroom Two

10' 6" x 9' 2" (3.20m x 2.79m)

Double glazed window to the rear, radiator.

### Bathroom

A vintage suite comprising of a roll-top bath with shower over, low level WC, wash hand basin, cast iron-style radiator and towel rail, window to the side.

## Outside

### Front Garden

Dwarf walled front garden with slate shingle.

### Rear Garden

78ft west facing rear garden with shingled and patio seating areas, gated access to Neotsbury Road.

### Parking

Off road parking space for 1 car approximately 20 yards along Neotsbury Road.

### Directions

From the centre of Ampthill proceed towards Flitwick, take the third left into Oliver Street and Neotsbury Road is third on the left hand side.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY VENDORS

