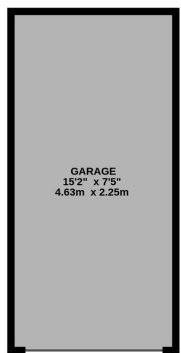
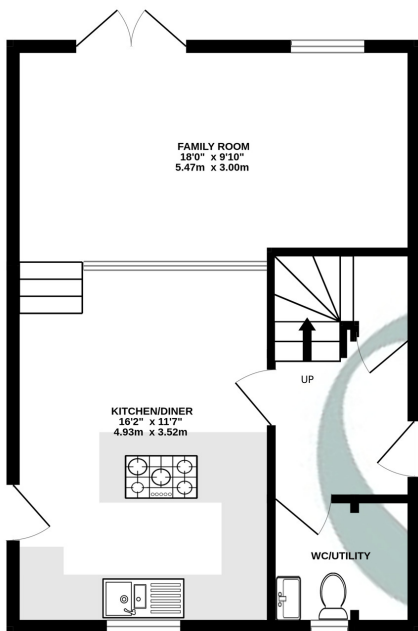




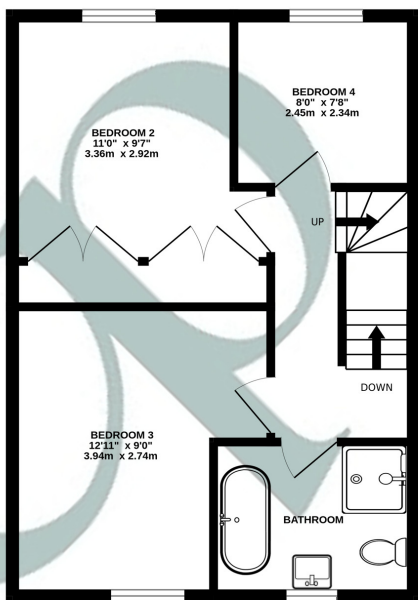
GARAGE
0 sq.ft. (0.0 sq.m.) approx.



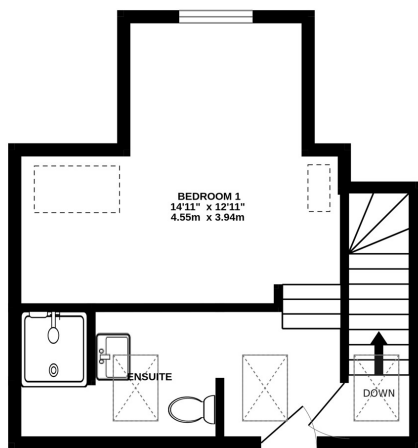
GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



2ND FLOOR
280 sq.ft. (26.0 sq.m.) approx.



TOTAL FLOOR AREA : 1214 sq.ft. (112.8 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			
(82+)	A		86
(61-81)	B		
(49-60)	C	74	
(39-48)	D		
(29-38)	E		
(19-28)	F		
(1-18)	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

Situated right in the heart of the highly desirable and historic Georgian market town of Ampthill. This town house offers so much convenience and style in one amazing package.

- Four bedrooms and two bathrooms.
- No onward chain.
- Open plan family living.
- Three storey property.
- Town centre location.
- Off-road parking and garage.

Ground Floor

Entrance Hall

UPVC entrance door, under stairs storage, radiator.

Cloakroom/Utility

A suite comprising of a low level WC, wash hand basin, space for washing machine, boiler, double glazed window to the front with shutters.

Kitchen/Diner/Family Room

Kitchen/Diner – 16' 2" x 11' 7" (4.93m x 3.53m)

Family Room – 18' 0" x 9' 10" (5.49m x 3.00m)

A range of base and wall mounted units with quartz work surfaces over, 1.5 basin composite sink and drainer with mixer tap, integrated oven and gas hob with extractor over along with integrated fridge and dishwasher, split-level with glass balustrade, French doors to garden, double glazed windows to the front and rear with shutters to the front, two radiators.

First Floor

Bedroom Two

11' 0" x 9' 7" (3.35m x 2.92m) Fitted wardrobes, double glazed window to the rear, radiator.



Bedroom Three

12' 11" x 9' 0" (3.94m x 2.74m) Double glazed window to the front, radiator.

Bedroom Four

8' 0" x 7' 8" (2.44m x 2.34m) Double glazed window to the rear, radiator.

Bathroom

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

Second Floor

Landing

Skylight window.

Bedroom One

14' 11" x 12' 11" (4.55m x 3.94m) Eaves storage, double glazed window to the rear, radiator.

Ensuite

A suite comprising of a walk-in shower, low level WC, wash hand basin, heated towel rail, Skylight window and two double glazed windows to the front.

Outside

Rear Garden

Low maintenance garden with patio seating area, rear access to timber shed.

Parking

Detached garage and off-road parking for 1 car in front of garage.

