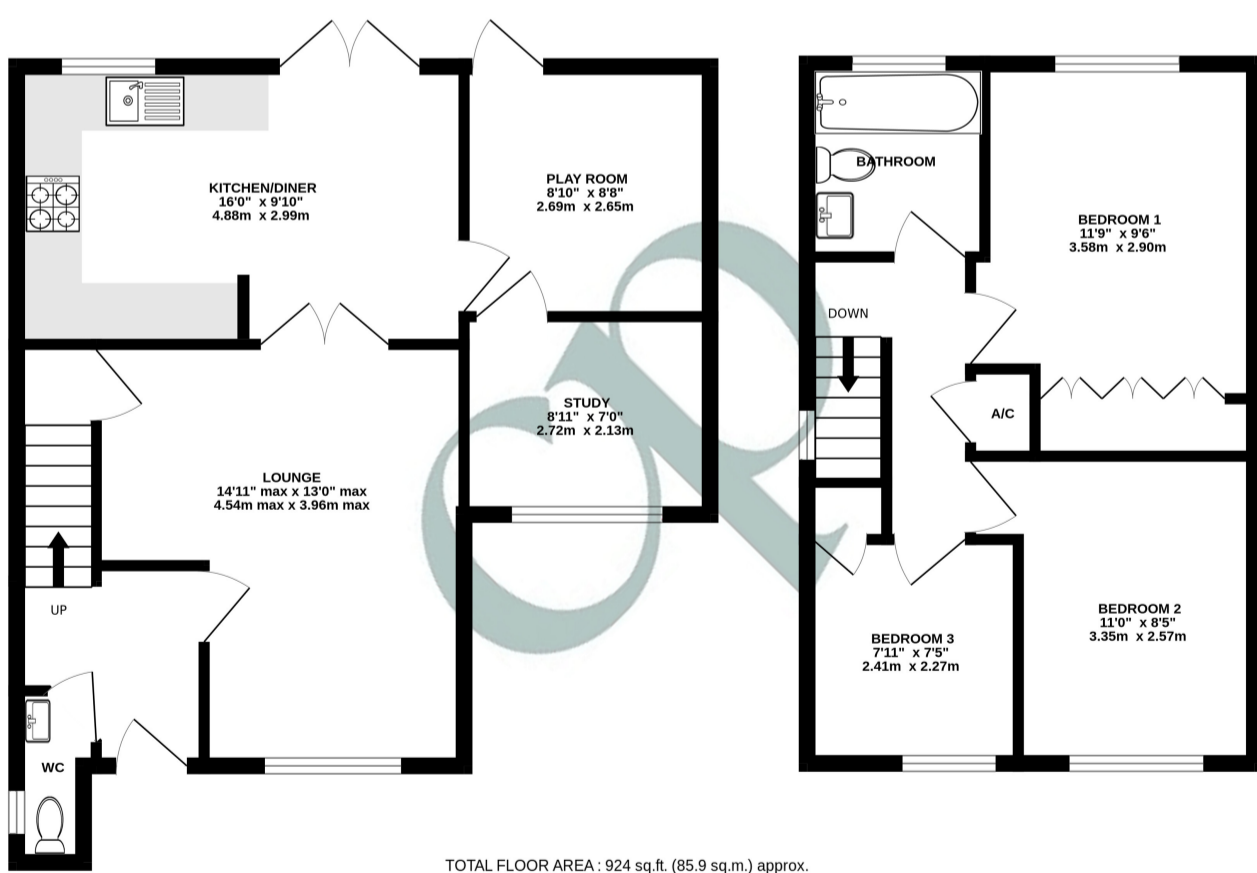




GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.

1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 924 sq.ft. (85.9 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 | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 62 | |
| (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 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

This home is perfect for young families or anyone looking to downsize with it's 3 bedrooms, bottom-heavy layout and close proximity to everything that Ampthill has to offer.

- No onward chain.
- Recently renovated throughout.
- South facing rear garden.
- Converted garage providing additional reception room.
- Short distance to Ampthill town centre, schools and allotments.
- Open plan living opening onto the rear garden.

Ground Floor

Entrance Hall

UPVC entrance door, radiator.

Cloakroom

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

Lounge

Max. 14' 11" x 13' 0" (4.55m x 3.96m) Double doors into the kitchen/diner, under stairs cupboard, double glazed window to the front, radiator.

Play Room

8' 10" x 8' 8" (2.69m x 2.64m) Door to garden, access to:

Study

8' 11" x 7' 0" (2.72m x 2.13m) Double glazed window to the front, radiator.

Kitchen/Diner

16' 0" x 9' 10" (4.88m x 3.00m) A range of base and wall mounted units with work surfaces over, stainless steel sink and drainer with mixer tap, integrated oven and hob with extractor over, integrated fridge freezer, space for washing machine, French doors opening to the garden, gas boiler, double glazed window the rear.



First Floor

Landing

Access to loft, airing cupboard housing hot water tank, double glazed window to the side.

Bedroom One

11' 9" x 9' 6" (3.58m x 2.90m) Fitted wardrobes, double glazed window to the rear, radiator.

Bedroom Two

11' 0" x 8' 5" (3.35m x 2.57m) Double glazed window to the front, radiator.

Bedroom Three

7' 11" x 7' 5" (2.41m x 2.26m) Double glazed window to the front, radiator.

Bathroom

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

Outside

Rear Garden

Flower bed-lined south facing rear garden, mainly laid to lawn with patio seating area.

Parking

Off-road parking to the front of the property.

Directions

From the centre of Ampthill take Church Street towards Maulden, at the roundabout turn right into Ailesbury Road then left into Wingate Drive and follow the road around to the end.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY VENDORS

