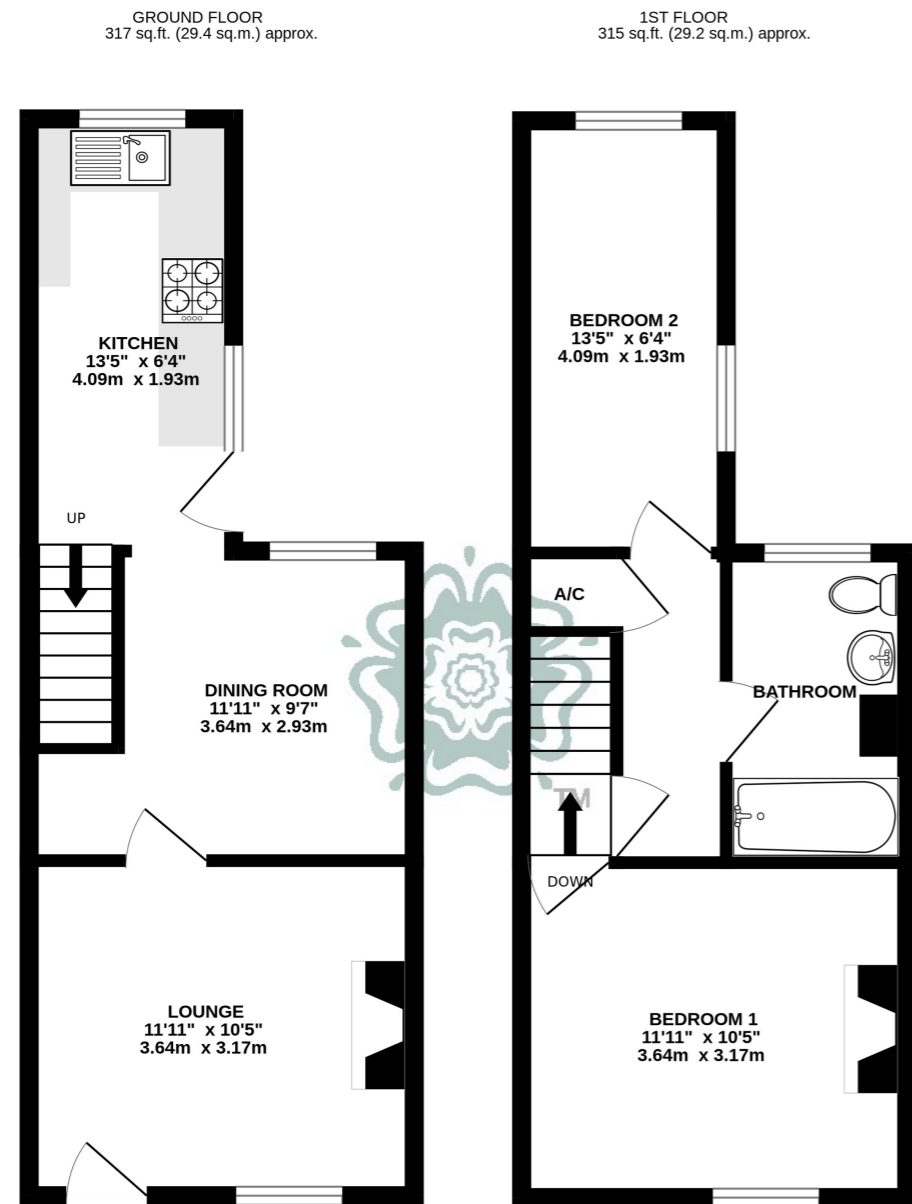
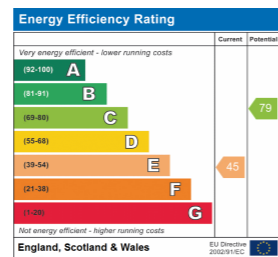


Floor Plans



TOTAL FLOOR AREA : 632 sq.ft. (58.7 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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22, Saunders Piece

Ampthill, Bedfordshire,
 MK45 2QB
 £300,000

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



A well presented, Victorian two bedroom cottage in the middle of the beautiful Georgian market town of Ampthill, close to all local amenities and schools. Now benefitting from off road parking for one car to the rear, a real luxury for Saunders Piece cottages, with further potential for loft conversions STPP.

- Off-road parking for one car to the rear.
- Two bedrooms and first floor bathroom.
- Double storey extension to the rear creating the kitchen and upstairs bathroom.
- Potential for loft conversion STPP.
- Short distance to all local amenities and schools.
- Right-of-way across garden for terraced properties.

Ground Floor

Lounge

11' 11" x 10' 5" (3.63m x 3.17m) Entrance door and double glazed window with shutters to the front, feature fireplace, radiator.

Dining Room

11' 11" x 9' 7" (3.63m x 2.92m) Double glazed window to the rear, stairs rising to first floor, feature fireplace, radiator.

Kitchen

13' 5" x 6' 4" (4.09m x 1.93m) A range of base and wall mounted units with work surfaces over, stainless steel sink and drainer with mixer tap, integrated oven with gas hob and extractor over, space for fridge freezer and washing machine, double glazed windows to the side and rear.

First Floor

Landing

Airing cupboard housing hot water tank.

Bedroom One

11' 11" x 10' 5" (3.63m x 3.17m) Feature fireplace, double glazed window to the front, radiator.

Bedroom Two

13' 5" x 6' 4" (4.09m x 1.93m) Double glazed windows to the side and rear, radiator.

Bathroom

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

Outside

Rear Garden

Mainly laid to lawn with reclaimed scaffold board decking, right-of-way across garden for terraced properties.

Parking

Off-road parking for one car at the rear of the garden.

Directions

From the centre of Ampthill take Dunstable Street towards Flitwick. Take the first left turn into Baker Street. Follow this around to the right into Saunders Piece and No 22 is on the left hand side.

