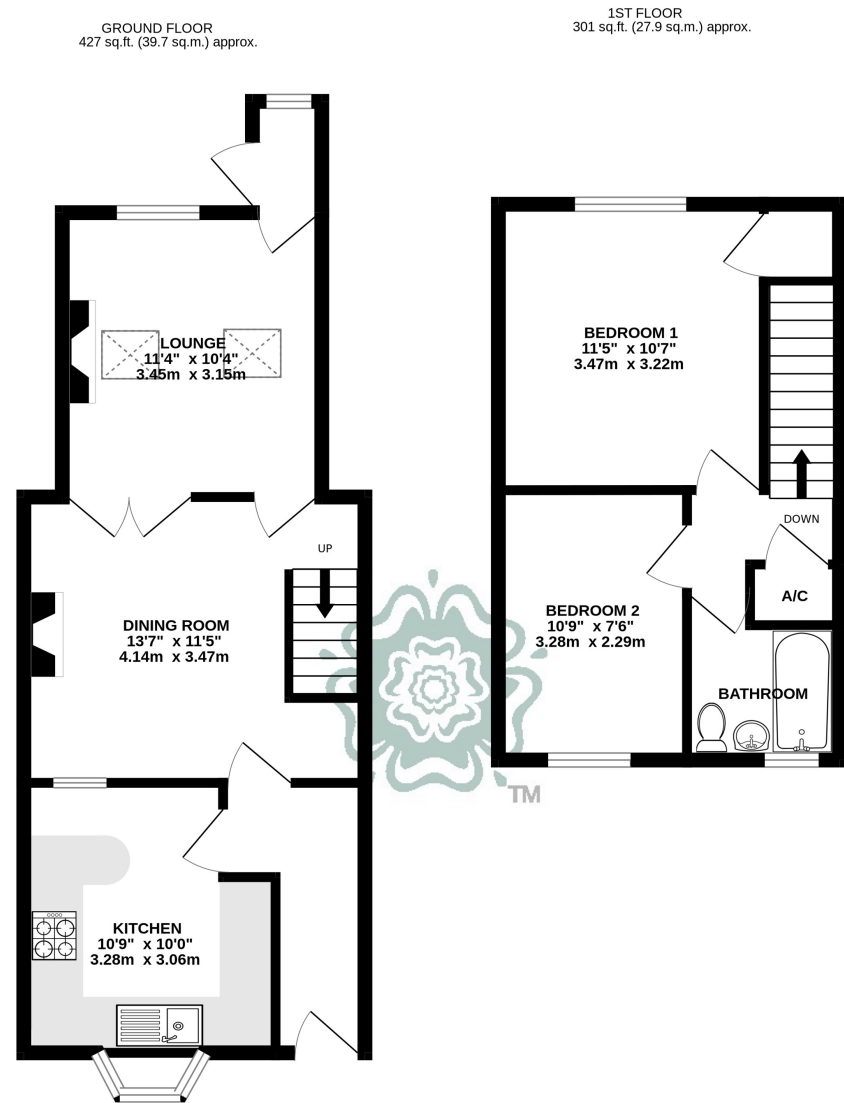


Floor Plans



TOTAL FLOOR AREA : 727 sq.ft. (67.6 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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44b, Oliver Street

Ampthill, Bedfordshire,
 MK45 2SD
 £325,000

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 charming two bedroom terraced property, only a stone's throw from the doctors surgery and a short distance to all local amenities and schools.

- Two bedrooms.
- Short distance to Ampthill town centre.
- Potential rental income of £1,100pcm.
- Extended ground floor.
- Dropped curb at the front providing potential for off-road parking.
- Gas central heating.

Ground Floor

Entrance Hall

Wooden entrance door to the front, radiator.

Lounge

11' 4" x 10' 4" (3.45m x 3.15m) Gas fireplace, vaulted ceiling with two Skylight windows, double glazed window to the rear, radiator.

Dining Room

13' 7" x 11' 5" (4.14m x 3.48m) Electric fireplace, stairs rising to first floor, double glazed window to the front, radiator.

Kitchen/Breakfast Room

10' 9" x 10' 0" (3.28m x 3.05m) A range of base and wall mounted units with work surfaces over, ceramic sink and drainer with mixer tap, integrated oven and gas hob with extractor over, space for washing machine and fridge freezer, double glazed window to the rear and hanging bay window to the front, radiator, gas boiler.

Rear Lobby

Base units, double glazed window to the rear, electric radiator.

First Floor

Landing

Access to loft, airing cupboard housing hot water tank.

Bedroom One

11' 5" x 10' 7" (3.48m x 3.23m) Fitted wardrobes, cupboard over stairs, double glazed window to the rear, radiator.

Bedroom Two

10' 9" x 7' 6" (3.28m x 2.29m) 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, double glazed window to the front.

Outside

Front Garden

Mainly laid to lawn with paved path to the front door.

Rear Garden

A north facing rear garden, patio, garden shed, access to rear.

Parking

On-street parking only with potential for off-road parking due to existing dropped curb.

Directions

From the centre of Ampthill proceed towards Flitwick. Take the third left into Oliver Street and the property is on the left hand side.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDOR

AMPTHILL – is a Georgian market town steeped in history with connections to Henry VIII. Situated between Bedford and Luton it has a population of about 14,000. A regular market with local traders has taken place on Thursdays for centuries. The town has several lively pubs, a wide variety of very well-regarded restaurants, a Waitrose supermarket and a selection of small independent specialist shops and a small museum. A number of small businesses such as solicitors, estate agents, financial services, hairdressers, and music schools are located in town. Larger businesses are to be found on the commercial and industrial developments on the outskirts, along the town's bypass. Ampthill Great Park is beautiful, a great place to walk the dogs. There's a children's play area and a place to get a snack and a refreshment. It also hosts a three day music and family gala weekend in the summer. Ampthill also has a high concentration of public amenities, The local Upper School in Ampthill, Redborne School, is a very successful 13 - 18 school. There is a bus service to Bedford and a private bus to the excellent Harpur Trust schools. There is also a doctor's surgery, fire & ambulance stations. Ampthill benefits from excellent commuter links, located between junctions 12 and 13 of the M1, nearby the A6 links Luton to Bedford and the A421 an efficient road into Milton Keynes. Ampthill is twinned with Nissan Lez Enservne in France. There are also rugby, football, cricket and bowls clubs.

