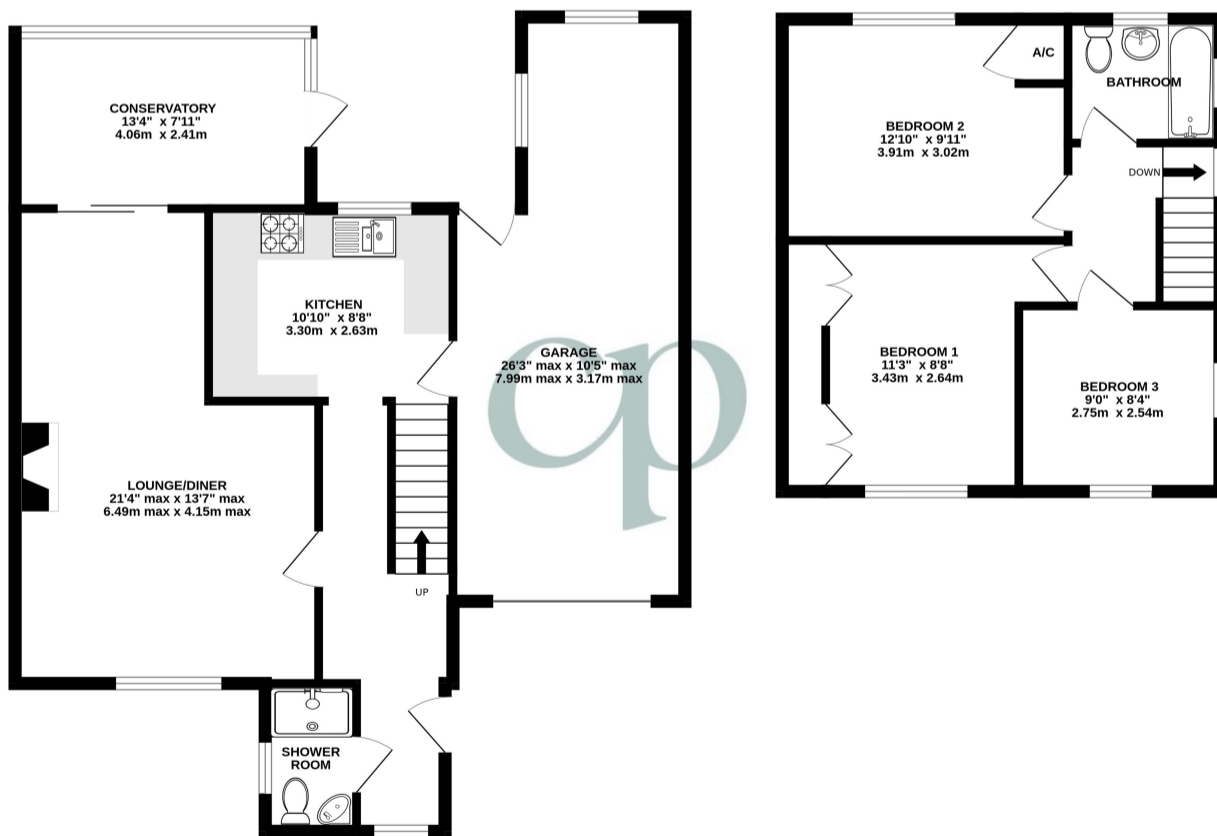




GROUND FLOOR
816 sq.ft. (75.8 sq.m.) approx.

1ST FLOOR
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA: 1231 sq.ft. (114.4 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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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
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WHAT A BUY! A three bedroom semi-detached home with huge potential located on the highly sought after Lea Road, only a stone's throw from town with benefits including an integrated garage, off-road parking and a circa. 80ft rear garden.

- Three bedrooms and family bathroom plus additional shower room on the ground floor.
- In need of modernisation - huge potential STPP.
- Large single integrated garage.
- Off-road parking.
- Being offered with no onward chain.
- Circa. 80ft west-facing garden.

Ground Floor

Entrance Hall

Composite entrance door, storage and under stairs cupboard, double glazed window to the front, two radiators.

Shower Room

A suite comprising of a shower cubicle with electric shower, low level WC, wash hand basin, double glazed window to the side, radiator.

Lounge/Diner

Max. 21' 4" x 13' 7" (6.50m x 4.14m) Gas feature fireplace, sliding door to conservatory, double glazed window to the front, radiator.

Kitchen

10' 10" x 8' 8" (3.30m x 2.64m) A range of base and wall mounted units with work surfaces over, 1.5 basin stainless steel sink and drainer with mixer tap, integrated split-level oven, gas hob and extractor over, space for slim dishwasher and fridge, double glazed window to the rear, radiator.

Conservatory

13' 4" x 7' 11" (4.06m x 2.41m) Double glazed window to the rear and single glazed window to the side, door to garden, radiator.



First Floor

Landing

Access to boarded loft with ladder, boiler located in the loft, double glazed window to the side.

Bedroom One

11' 3" x 8' 8" (3.43m x 2.64m) Fitted wardrobes, double glazed window to the front, radiator.

Bedroom Two

12' 10" x 9' 11" (3.91m x 3.02m) Airing cupboard housing hot water tank, double glazed window to the front, radiator.

Bedroom Three

9' 0" x 8' 4" (2.74m x 2.54m) Double glazed windows to the front and side, radiator.

Bathroom

A suite comprising of a panelled bath, low level WC, wash hand basin, double glazed windows to the side and rear, radiator.

Outside

Front Garden

Shingled front garden with flower beds, bushes and trees.

Rear Garden

West facing tiered garden, circa. 80ft long with a pond, patio seating area, lawn, veg patch, greenhouse and sheds.

Garage

Barn-style garage door, windows to the side and rear, power and light, door to garden.

Parking

Block paved driveway providing off-road parking.

Directions

From the centre of Ampthill take Church Street towards Maulden. Take the first right opposite the church and follow the road along into Lea Road.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDOR

