



TOTAL FLOOR AREA: 1287 sq.ft. (119.6 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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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

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Situated in the prime location for bungalows on Glebe Road, this three bedroom bungalow has loads of untapped potential and is yet to be extended, with it's generous plot and brilliant orientation, it's perfect for those looking for a future-proof home.

- Three bedrooms and one bathroom.
- Detached garage and off-road parking.
- South facing garden.
- Short distance to Ampthill town centre and amenities.
- Room to extend subject to planning permission.
- No onward chain with probate yet to be granted.

Accommodation

Entrance Hall

UPVC entrance door, double glazed window to the side, airing cupboard housing hot water tank plus additional storage cupboard, two radiators.

Lounge

13' 4" x 11' 11" (4.06m x 3.63m) Gas feature fireplace, window to the front with additional secondary glazing, radiator, sliding doors opening to:

Dining Room

11' 11" x 9' 11" (3.63m x 3.02m) Window to the rear, radiator, double doors opening to:

Garden Room

11' 5" x 5' 10" (3.48m x 1.78m) Double glazed windows to the rear and sliding patio doors opening to the garden.

Kitchen

15' 1" x 10' 0" (4.60m x 3.05m) A range of base and wall mounted units with work surfaces over, 1.5 basin composite sink and drainer with mixer tap, integrated oven and gas hob with extractor over, integrated fridge and freezer, gas boiler, windows to the side and rear, radiator, door to:

Conservatory

7' 8" x 5' 11" (2.34m x 1.80m) Sliding patio door opening to the garden.

Bedroom One

13' 0" x 10' 5" (3.96m x 3.17m) Fitted wardrobes, window to the front with additional secondary glazing, radiator.

Bedroom Two

10' 0" x 8' 11" (3.05m x 2.72m) Fitted wardrobes, window to the side with additional secondary glazing, radiator.

Bedroom Three

9' 11" x 8' 5" (3.02m x 2.57m) Window to the side with additional secondary glazing, radiator.

Bathroom

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

Outside

Garden

A south facing garden with a beautiful gated archway separating the garden in to 2 halves. The top half being the mature, recreational garden with steps down to a lawn area and a raised patio seating area, while the bottom half of the garden was once used as a vegetable garden.

Garage

Up and over door, door to garden, power and light.

Parking

Driveway in front of the garage providing off-road parking.

