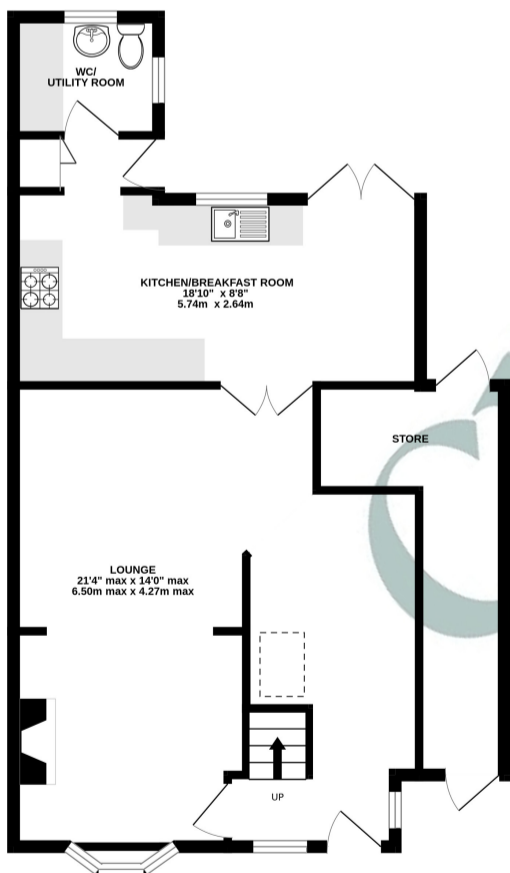
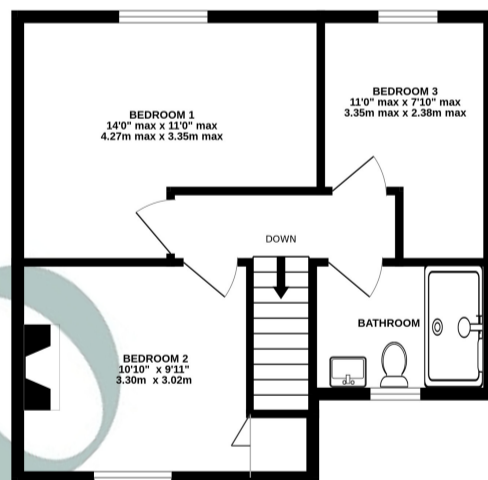




GROUND FLOOR  
684 sq.ft. (63.5 sq.m.) approx.



1ST FLOOR  
428 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 1111 sq.ft. (103.3 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.  
Made with Metroplan 6/2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		71
(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

Viewing by appointment only

Country Properties | 1, Church Street | MK45 2PJ  
T: 01525 403033 | E: amptill@country-properties.co.uk  
www.country-properties.co.uk



A beautifully presented example of a three bedroom semi-detached home in the town centre, with open plan living, a wonderful mature garden, off-road parking for two cars and a ground floor WC/utility room.

- Three double bedrooms.
- Off-road parking for two cars.
- Outside store, shed and garden room.
- Open plan living with kitchen/diner and good sized lounge.
- Close proximity to town centre and local parks.
- Highly regarded local school catchment.

### Ground Floor

#### Entrance Hall

Entrance door and double glazed window to the front, radiator.

#### Cloakroom/Utility

A suite comprising of a low level WC, wash hand basin, radiator, base and wall mounted units, space for washing machine and tumble dryer, boiler, double glazed windows to the side and rear.

#### Lounge

Max. 21' 4" x 14' 0" (6.50m x 4.27m) Feature fireplace with electric burner, double glazed hanging bay window to the front, radiator.

#### Kitchen/Breakfast Room

18' 10" x 8' 8" (5.74m x 2.64m) A range of base and wall mounted units with work surfaces over, stainless steel sink and drainer with mixer tap, integrated gas oven with extractor over, integrated dishwasher, space for fridge freezer, glazed French doors to the garden, double glazed window to the rear, radiator.



#### Rear Lobby

Storage cupboard.

### First Floor

#### Landing

Access to part boarded loft with ladder.

#### Bedroom One

14' 0" x 11' 0" (4.27m x 3.35m) Double glazed window to the rear, radiator.

#### Bedroom Two

10' 10" x 9' 11" (3.30m x 3.02m) Feature fireplace, storage cupboard over stairs, double glazed window to the front, radiator.

#### Bedroom Three

Max. 11' 0" x 7' 10" (3.35m x 2.39m) Access to loft, double glazed window to the rear, radiator.

#### Bathroom

A suite comprising of a shower cubicle, low level WC, wash hand basin, heated towel rail, double glazed window to the front.

### Outside

#### Rear Garden

A mature, north-facing garden, mainly laid to lawn with pergola covered patio seating area, garden room with additional patio area, a shed and a storage area to the front.

#### Parking

Driveway providing off-road parking for two cars.

#### Directions

From the centre of Ampthill take Dunstable street towards Flitwick. Take the turning immediately before the Albion pub into Alameda Walk. The property is on the right hand side.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDOR

