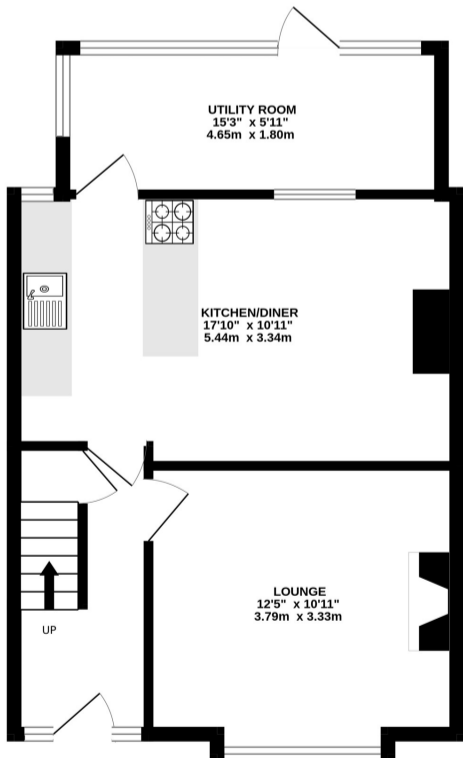
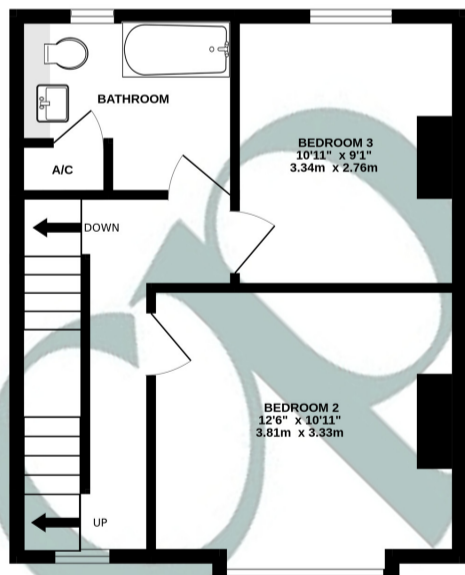




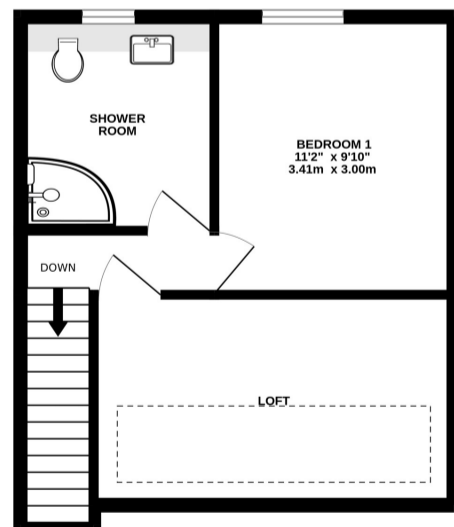
GROUND FLOOR
472 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



2ND FLOOR
346 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 1202 sq.ft. (111.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(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

This stunning three bedroom property is ideally situated with both the town centre and Ampthill Great Park being a stone's throw away! Off-road parking to the front and open fields to the rear, this is a really special find.

- Block paved off-road parking.
- Three double bedrooms and two bathrooms over three floors.
- Views overlooking fields to the rear.
- Circa 50ft landscaped rear garden.
- Within well regarded local school catchments.

Ground Floor

Entrance Hall

Wooden entrance door and two windows to the front, under stairs cupboard, cast iron style radiator.

Lounge

12' 5" x 10' 11" (3.78m x 3.33m) Working feature fireplace with fitted units in the reveals, window to the front with internal secondary glazing, cast iron style radiator.

Kitchen/Diner

17' 10" x 10' 11" (5.44m x 3.33m) A range of base and wall mounted units plus peninsula with work surfaces over, ceramic sink and drainer with mixer tap, integrated oven and gas hob with extractor over, space for dishwasher and fridge freezer, two windows to the rear, radiator, door to:

Utility

A range of units with work surfaces over, space for washing machine and tumble dryer, conventional gas boiler, windows to the side and rear, radiator.

First Floor

Landing

Window to the front, cast iron style radiator.



Bedroom Two

12' 6" x 10' 11" (3.81m x 3.33m) Window to the front with internal secondary glazing, radiator.

Bedroom Three

10' 11" x 9' 1" (3.33m x 2.77m) Window to the rear with internal secondary glazing, radiator.

Bathroom

A suite comprising of a bath with shower over, wash hand basin, low level WC, back-lit mirror, airing cupboard housing hot water tank, vintage cast iron style towel radiator, window to the rear with internal secondary glazing.

Second Floor

Landing

Access to loft space, Skylight window.

Bedroom One

11' 2" x 9' 10" (3.40m x 3.00m) Double glazed window to the rear, radiator.

Shower Room

A suite comprising of a shower cubicle, low level WC, wash hand basin, back-lit mirror, vintage cast iron style towel radiator, double glazed window to the rear.

Outside

Rear Garden

A landscaped, tiered rear garden with artificial lawn, patio seating area and garden room back on to woodland. There is a right of way across neighbouring garden.

Parking

Off-road parking for one car with the potential for two cars.

Directions

From the double roundabout in the centre of Ampthill, take the turning directly opposite our office onto Bedford Street. No.43 can be found on the right hand side.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDOR

