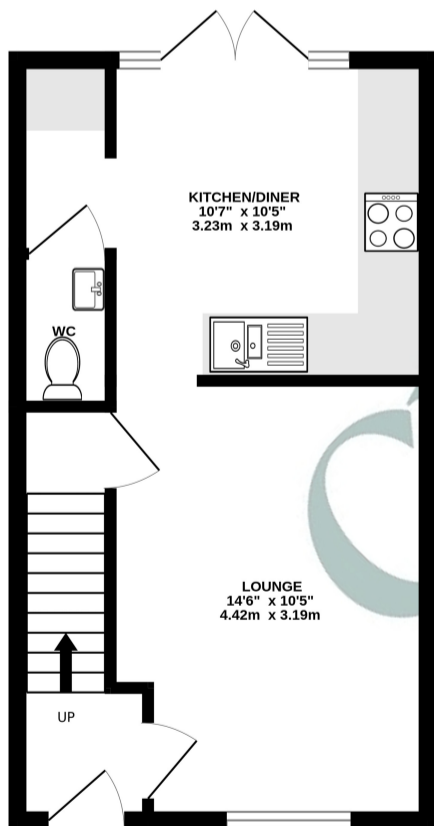
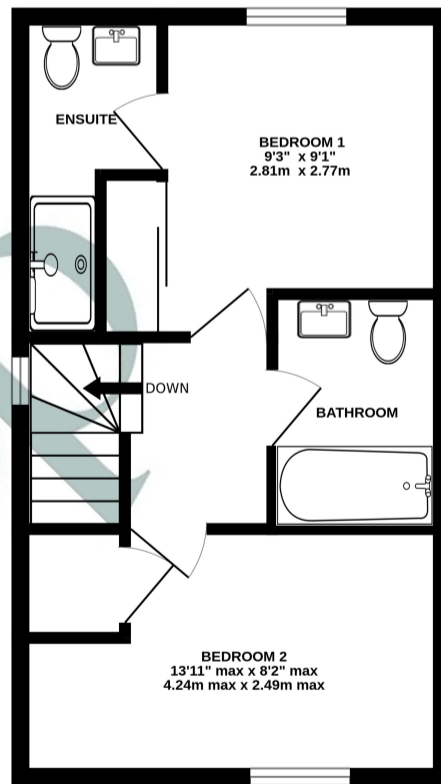




GROUND FLOOR
340 sq.ft. (31.5 sq.m.) approx.



1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 688 sq.ft. (64.0 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			97
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(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 valuation, contact the numbers listed on the brochure

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 high-specification semi-detached property in Ampthill boasts two spacious double bedrooms, a beautifully landscaped south-facing garden, and convenient off-road parking for two cars.

- Two double bedrooms.
- High specification throughout with air conditioning both upstairs and downstairs.
- Beautifully presented south-facing rear garden.
- Off-road parking for two cars.
- 3 years remaining on builders guarantee.
- Maintenance charge of circa £250 bi-annually.

Ground Floor

Entrance Hall

UPVC entrance door to the front, radiator.

Cloakroom

A suite comprising of a low level WC, wash hand basin, radiator.

Lounge

14' 6" x 10' 5" (4.42m x 3.17m) Under stairs cupboard, double glazed window to the front, two radiators.

Kitchen/Diner

10' 7" x 10' 5" (3.23m x 3.17m) A range of base and wall mounted units with work surfaces over, 1.5 basin composite sink and drainer with Quooker hot tap, integrated oven and electric hob with extractor over, integrated fridge freezer and dishwasher, French doors opening to the rear garden.

Utility Area

Space for washing machine, combi-boiler.

First Floor

Landing

Access to loft, double glazed window to the side.



Bedroom One

9' 3" x 9' 1" (2.82m x 2.77m) Fitted wardrobes, double glazed window to the rear, radiator.

Ensuite

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

Bedroom Two

Max. 13' 11" x 8' 2" (4.24m x 2.49m) Cupboard over the stairs, double glazed window to the front, radiator.

Bathroom

A suite comprising of a panelled bath with shower over, low level WC, wash hand basin, heated towel rail.

Outside

Rear Garden

A larger than average south-facing garden with decking and patio seating areas, storage shed and rear access.

Parking

Off-road parking for two cars at the front of the property.

