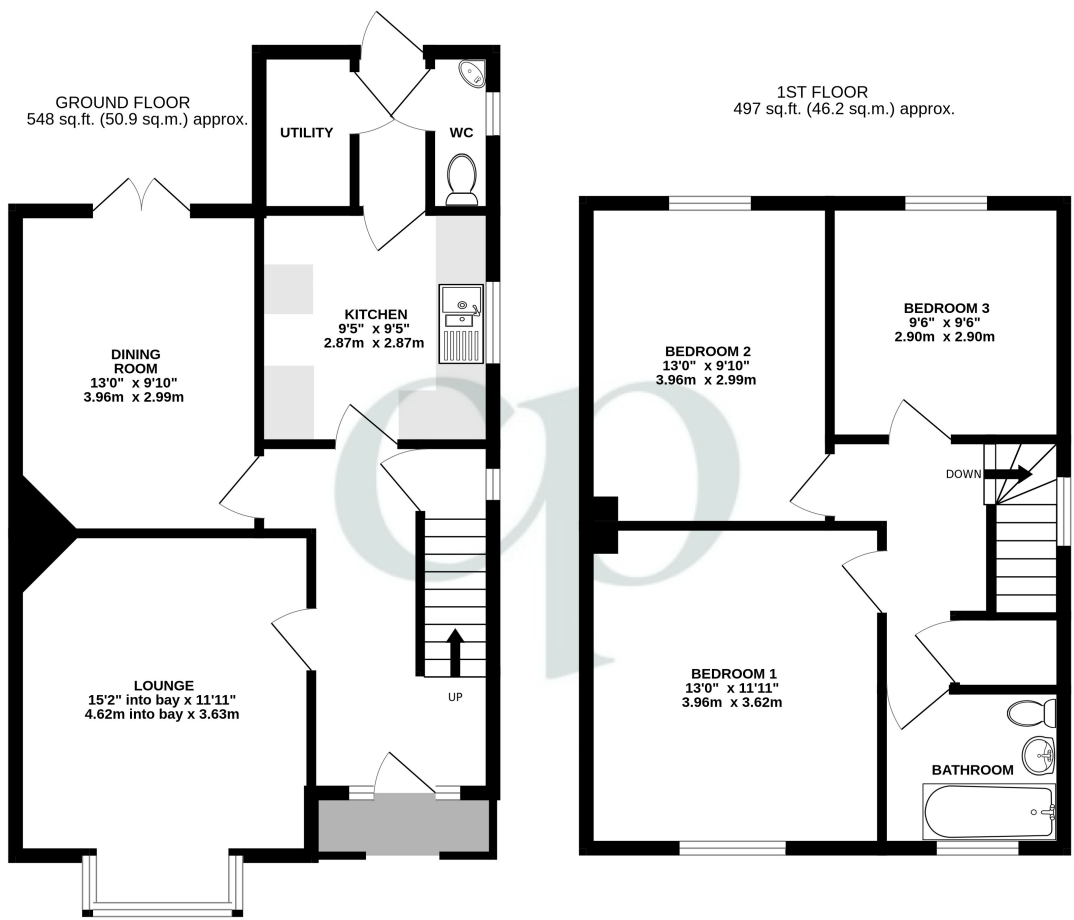




country
properties

27, Station Road
Amptill, Bedfordshire,
MK45 2QU
£475,000



TOTAL FLOOR AREA : 1045 sq.ft. (97.1 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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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

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An amazing opportunity to live in a stunning 1920's character semi. Beautifully positioned facing Ampthill's prestigious Cooper's Hill Nature Reserve, this three bedroom property has all the potential to be your dream home!

- Three double bedrooms.
- Situated with the Firs/Cooper's Hill nature reserve on your doorstep.
- 100ft south-facing garden.
- Could benefit from modernisation.
- No onward chain.
- Highly regarded local school catchment.

Ground Floor

Entrance Hall

Window to the front, under stairs cupboard, radiator.

Cloakroom

A suite comprising of a low level WC, wash hand basin, double glazed window to the side.

Lounge

15' 2" into bay x 11' 11" (4.62m x 3.63m) Double glazed bay window to the front, radiator.

Dining Room

13' 0" x 9' 10" (3.96m x 3.00m) French doors opening to the garden, radiator.



Kitchen

9' 5" x 9' 5" (2.87m x 2.87m) A range of base and wall mounted units with work surfaces over, 1.5 basin stainless steel sink and drainer with mixer tap, space for appliances, gas boiler, double glazed window to the side, radiator.

Utility

Space for washing machine and tumble dryer.

First Floor

Landing

Access to loft, storage cupboard, double glazed window to the side.

Bedroom One

13' 0" x 11' 11" (3.96m x 3.63m) Double glazed window to the front, radiator.

Bedroom Two

13' 0" x 9' 10" (3.96m x 3.00m) Double glazed window to the rear, radiator.

Bedroom Three

9' 6" x 9' 6" (2.90m x 2.90m) Double glazed window to the rear, radiator.

Bathroom

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

Outside

Rear Garden

A mature, south-facing rear garden - circa 100ft and mainly laid to lawn.

