



TOTAL FLOOR AREA : 1879 sq.ft. (174.5 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

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This substantial three-bedroom detached house, nestled just outside the heart of the historic Georgian market town of Ampthill, presents a unique opportunity for renovation and redevelopment. Situated on a generous plot, the property offers immense potential, subject to obtaining the necessary planning permissions.

- Three double bedrooms.
- In need on modernisation with possible structural issues but retaining incredible potential (STPP).
- No onward chain.
- Integrated garage, additional store and off-road parking.
- Large west-facing rear garden backing on to Kings Arms Path and Garden.
- A stone's throw from the town centre.

Ground Floor

Entrance Hall

Entrance door to the front, under stairs cupboard, double glazed window to the front, radiator.

Cloakroom

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

Lounge

17' 5" x 12' 5" (5.31m x 3.78m) Large brick feature fireplace, French doors opening to the garden, double glazed windows to the front and rear, radiator.

Kitchen/Diner

19' 3" x 9' 11" (5.87m x 3.02m) A range of base and wall mounted units with work surfaces over, composite 1.5 basin sink and drainer with mixer tap, integrated split-level oven and electric hob with extractor over, integrated fridge freezer, space for washing machine, two double glazed windows to the rear, two radiators, door to:

First Floor

Landing

Access to eaves, leaded light double glazed window to the front.

Bedroom One

17' 6" x 12' 6" (5.33m x 3.81m) Double glazed windows to the front and rear, two radiators.



Ensuite

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

Bedroom Two

13' 6" x 10' 0" (4.11m x 3.05m) Airing cupboard and boiler cupboard, double glazed windows to the side and rear, radiator.

Bedroom Three

10' 0" x 9' 8" (3.05m x 2.95m) 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 side.

Outside

Side Alley

Access to front, garden, garage, outside WC and garden room.

Garden Room

10' 1" x 9' 9" (3.07m x 2.97m) Double doors opening to garden, windows to the side and rear, access to garden room store.

External WC

Low level WC, wash hand basin, window to the side.

Rear Garden

A west-facing, wonderfully sized, mature rear garden of circa 100ft, backing on to Kings Arms Path directly opposite Kings Arms Garden, storage shed.

Integrated Garage

16' 2" x 12' 11" (4.93m x 3.94m)

Store

27' 4" x 8' 1" (8.33m x 2.46m)

