



49 Wagstaff Way, Ampthill, Bedford MK45 2GH





4 Bedroom Terraced House

Shared Ownership £150,000 Leasehold

Offer via 30% SHARED OWNERSHIP is this rarely available family home consisting of four bedrooms in a popular 'Amphill Heights' estate built in 2011 with great access links to M1, Flitwick train station and Amphill centre. Please note the vendors have also secured their onward purchase.

- Four bedrooms
- SHARED OWNERSHIP
- Great Links to M1 / Flitwick train station
- Built in 2011
- Popular estate for families
- Vendors have found
- Two allocated parking spaces
- Open plan Kitchen/diner
- Low maintenance rear garden
- EPC rating B. Awaiting council tax band

Ground Floor**Living Area:**

Abt. 19' 6" x 14' 3" (5.94m x 4.34m) Wood effect flooring. Fitted blinds to window. Under stairs cupboard. Radiator.

Kitchen/Dining Area:

Abt. 17' 6" x 13' 5" (5.33m x 4.09m) Open plan, L shape fitted units with fitted stainless steel sink. Access to cloakroom and rear garden.

Cloakroom:

Access from kitchen.

First Floor**Principal Bedroom:**

Abt. 15' 3" x 10' 3" (4.65m x 3.12m) Laid to carpet. Fitted blinds. Radiator. Free standing storage cupboards.

Bedroom Two:

Abt. 11' 5" x 10' 5" (3.48m x 3.17m) Laid to carpet. Fitted blinds. Radiator.

Bedroom Three:

Abt. 15' 3" x 9' 5" (4.65m x 2.87m) Wood effect flooring. Storage cupboard. Fitted blinds. Radiator.

Bedroom Four:

Abt. 10' 7" x 6' 9" (3.23m x 2.06m) Laid to carpet. Fitted blinds and curtain pole. Radiator.

Family Bathroom:

Suite comprising of panelled bath, mounted shower attached, wash hand basin and low level WC.

Outside**Front Garden:**

Communal frontage with visitor parking and allocated parking to the side of the properties.

Rear Garden:

Artificial lawn with patio seating area and rear access to parking area.

Communal Grounds:

Communal greenery with visitor parking spaces.

Agents Note:

Draft particulars yet to be approved by the vendor and may be subject to change.

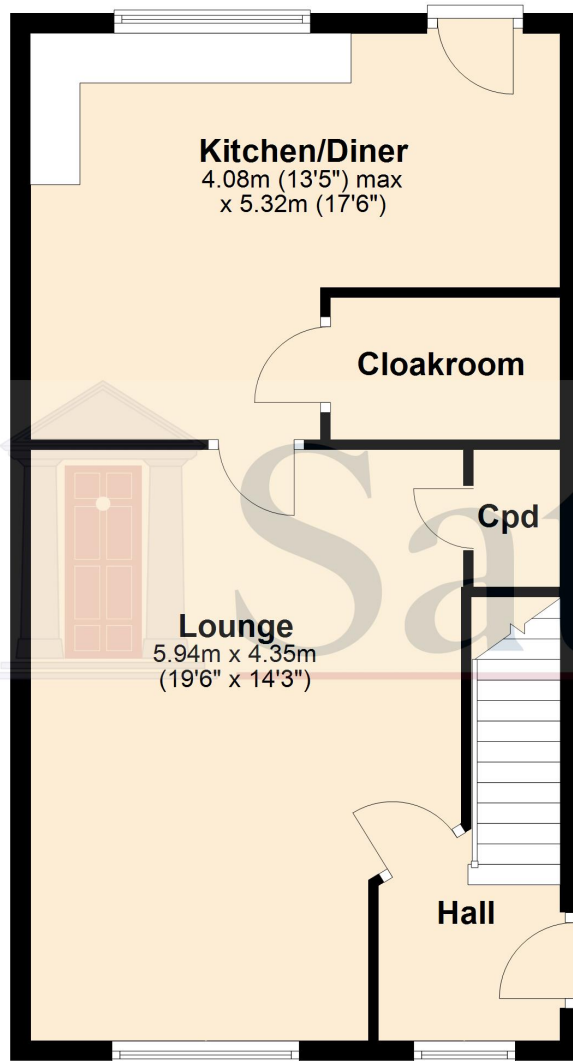




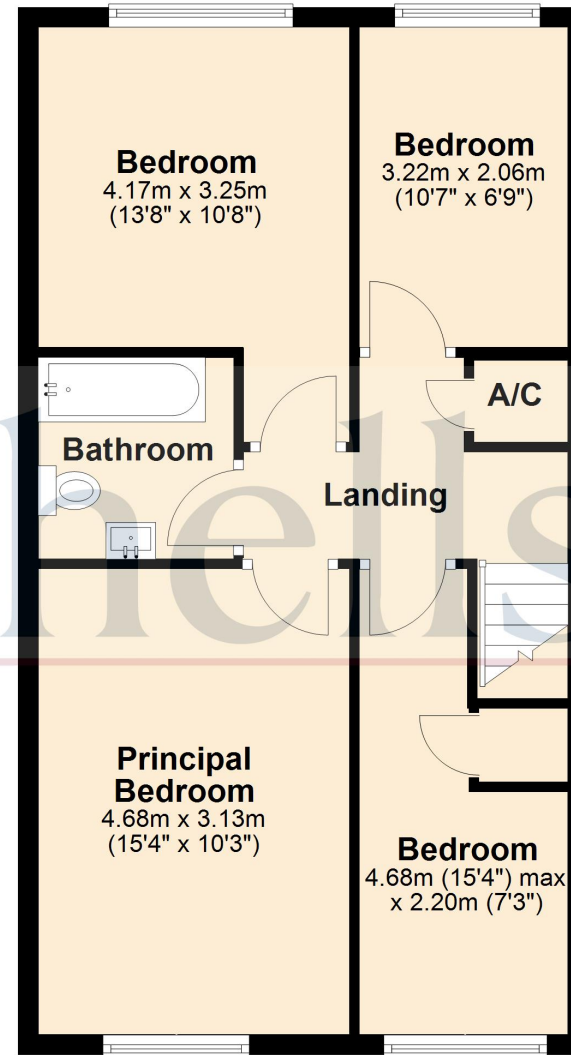
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.



Ground Floor



First Floor



For illustration purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.