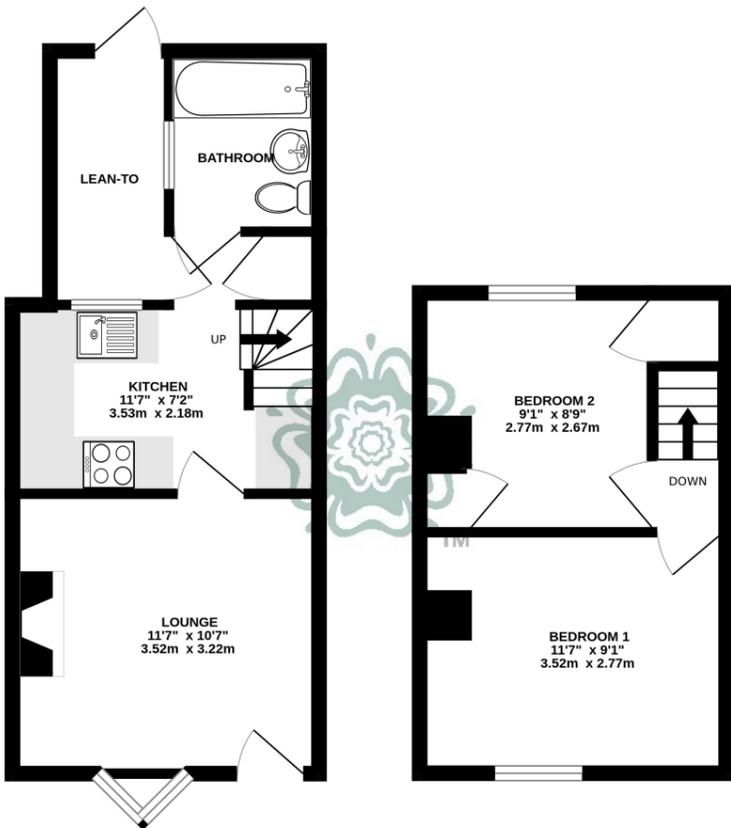




GROUND FLOOR
299 sq.ft. (27.7 sq.m.) approx.

1ST FLOOR
203 sq.ft. (18.9 sq.m.) approx.



TOTAL FLOOR AREA: 502 sq.ft. (46.6 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			
(92-100)	A		91
(81-91)	B		
(69-80)	C		71
(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

Viewing by appointment only

Country Properties | 1, Church Street | MK45 2PJ
T: 01525 403033 | E: amphill@country-properties.co.uk
www.country-properties.co.uk

A charming and very well presented two bedroom cottage in the middle of Maulden's local amenities and only a short distance to Ampthill town centre.

- Two double bedrooms.
- Ground floor bathroom.
- Character features.
- Short distance to all local amenities.
- Parking available opposite the property (unallocated).
- Potential rental income of circa £950pcm.
- Right-of-way across rear of the property.

Ground floor

Lounge

11' 7" x 10' 7" (3.53m x 3.23m)
Composite entrance door and double glazed hanging bay window to the front, feature fireplace with wood burner, radiator.

Kitchen

11' 7" x 7' 2" (3.53m x 2.18m) A range of base and wall mounted units with work surfaces over, stainless steel sink and drainer with mixer tap, tiling to splashbacks, integrated oven with electric hob and extractor fan over, space for washing machine and fridge, double glazed window to the rear, radiator.

Utility Area

Space and plumbing for washing machine, combi-boiler.

Lean-To

Door to the rear.

Bathroom

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



First Floor

Landing

Access to part boarded loft with ladder.

Bedroom One

11' 7" x 9' 1" (3.53m x 2.77m) Double glazed window to the front, radiator.

Bedroom Two

9' 1" x 8' 9" (2.77m x 2.67m) Two storage cupboards, double glazed window to the rear, radiator.

Outside

Rear Garden

An east facing, tiered garden - mainly laid to lawn with patio seating area and shed to remain.

Directions

Entering Maulden from Ampthill, The Brache is the second turning on the left hand side.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDOR

MAULDEN – This pretty village has a branch of Budgens convenience store open 7 days a week, also pubs and eateries (The George, The White Hart - a 17th Century thatched centrepiece of the village). It has a primary school, Maulden Lower School with after school club. Middle and Upper schools are at Ampthill. There is also a Pre-School private nursery (Tudor Court). Borders Maulden woods and Greensands walks. There are excellent transport links with access to the M1, junction 12, (6 miles) and main-line rail services, (Flitwick Station 2.6 miles), with journey time to London St Pancras under 50 minutes. Luton Airport is just three junctions south on the M1 and around 18 miles away for travel further afield.

