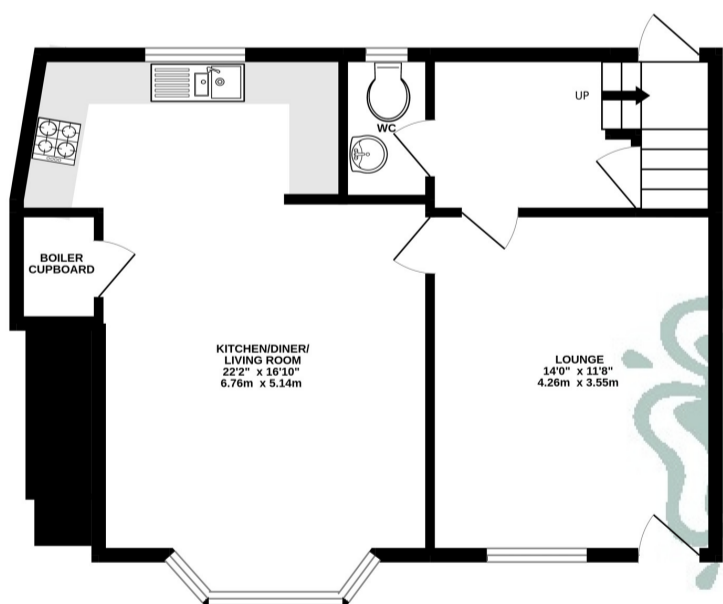
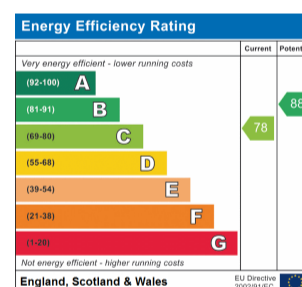
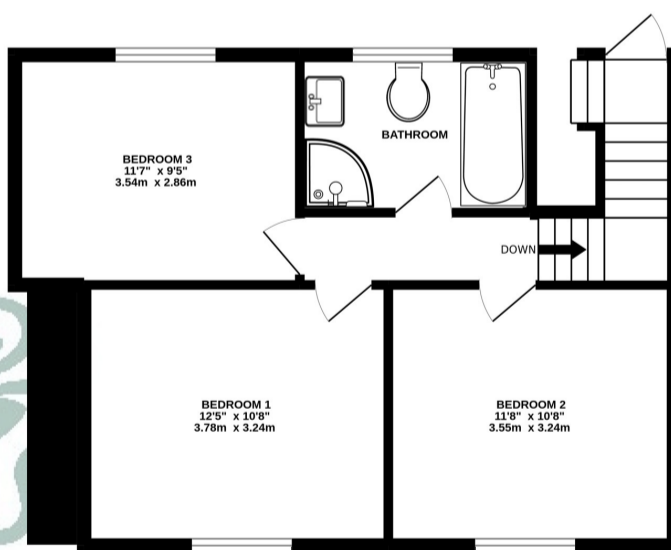




GROUND FLOOR  
558 sq.ft. (51.9 sq.m.) approx.



1ST FLOOR  
491 sq.ft. (45.6 sq.m.) approx.



WOBURN STREET

TOTAL FLOOR AREA : 1049 sq.ft. (97.5 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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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](mailto:amptill@country-properties.co.uk)  
[www.country-properties.co.uk](http://www.country-properties.co.uk)

country  
properties

A marvellously presented three bedroom end-of-terrace property set in Ampthill's town centre with two parking spaces behind electrically operated gates.

- Three double bedrooms.
- Town centre location.
- Electrically operated gates to secured parking spaces.
- Grade II listed with double glazed windows throughout.
- Short distance to Ampthill Great Park and The Firs nature reserve.
- Open plan kitchen/diner/living room and separate lounge.

Ground Floor

Lounge

14' 0" x 11' 8" (4.27m x 3.56m) Composite entrance door to the front, hardwood flooring, double glazed window to the front, radiator.

Kitchen/Dining/Living Room

22' 2" x 16' 10" (6.76m x 5.13m) A range of base and wall mounted units with granite work surfaces over, 1.5 basin countersunk stainless steel sink and drainer with mixer tap, integrated oven and electric hob with extractor over, integrated fridge freezer and dishwasher plus wine cooler, cupboard housing boiler, double glazed bay window to the front and double glazed window to the rear, radiator.

Rear Lobby

Skylight window, stairs rising to first floor, door to garden.

Cloakroom

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

First Floor

Bedroom One

12' 5" x 10' 8" (3.78m x 3.25m) Double glazed window to the front, radiator.



Bedroom Two

11' 8" x 10' 8" (3.56m x 3.25m) Access to loft, double glazed window to the front, radiator.

Bedroom Three

11' 7" x 9' 5" (3.53m x 2.87m) Double glazed window to the rear, radiator.

Bathroom

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

Outside

Front

Elevated from the public path - steps leading to front door.

Rear garden

Courtyard garden to the rear of the property with access to gated parking area.

Parking

Two allocated spaces with a private EV charger.

NB

It is becoming increasingly likely that modern developments have a management company responsible for communal areas such as play areas and opens greens, therefore this will usually incur management fees.

