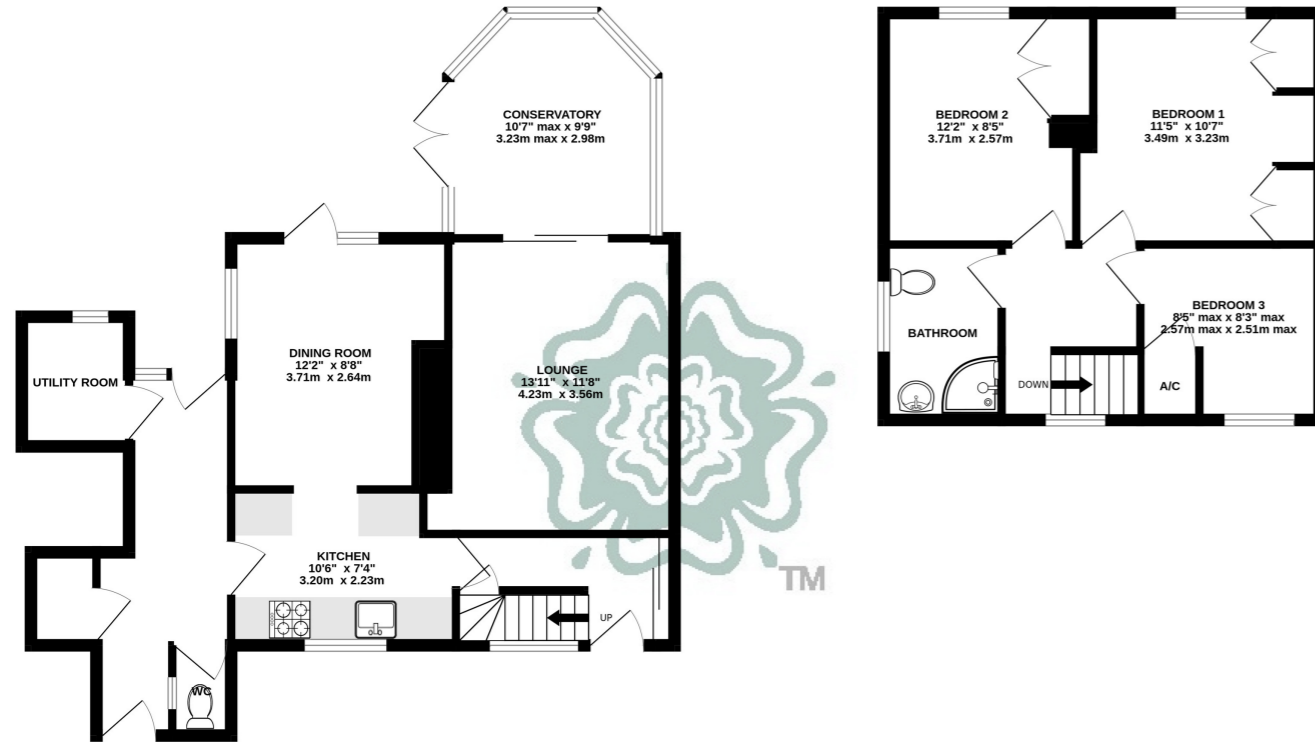


# Floor Plans

GROUND FLOOR  
624 sq.ft. (58.0 sq.m.) approx.

1ST FLOOR  
389 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA: 1013 sq.ft. (94.2 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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## 39, Saunders Piece

Amphill, Bedfordshire,  
 MK45 2PX  
 £350,000

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: amphill@country-properties.co.uk  
 www.country-properties.co.uk





A great starter home or renovation project! With it's close proximity to the town centre, generous south-facing garden, and bottom-heavy layout, this three bedroom home really is the pick of the bunch.

- Could benefit from modernisation.
- Short distance to schools and local amenities.
- Three bedrooms and one bathroom.
- Being offered with no onward chain.
- South facing rear garden.
- Ground floor WC and utility.

## Ground Floor

### Entrance Hall

Entrance door and double glazed window to the front, radiator.

### Cloakroom

Low level WC, double glazed window to the side.

### Lounge

13' 11" x 11' 8" (4.24m x 3.56m) Glazed patio doors to conservatory, gas fireplace, radiator.

### Dining Room

12' 2" x 8' 8" (3.71m x 2.64m) Glazed door to garden, gas fireplace, double glazed window to the side, radiator.

### Kitchen

10' 6" x 7' 4" (3.20m x 2.24m) A range of base and wall mounted units with work surfaces over, 1.5 basin stainless steel sink with mixer tap, integrated oven and gas hob with extractor over, space for washing machine and fridge freezer, double glazed window to the front.

### Utility

Double glazed window to the rear.

### Conservatory

10' 7" x 9' 9" (3.23m x 2.97m) Doors opening to the rear garden, radiator.

## First Floor

### Landing

Ladder access to part boarded loft housing gas boiler, double glazed window to the front.

### Bedroom One

11' 5" x 10' 7" (3.48m x 3.23m) Fitted wardrobes, double glazed window to the rear, radiator.

### Bedroom Two

12' 2" x 8' 5" (3.71m x 2.57m) Double glazed window to the rear, radiator.

### Bedroom Three

Max. 8' 5" x 8' 3" (2.57m x 2.51m) Airing cupboard over the stairs, double glazed window to the front, radiator.

### Bathroom

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

## Outside

### Front Garden

Shared gate opening to lawn area and path to front door.

### Rear Garden

A south-facing rear garden, mainly laid to lawn with patio area and shed.

## Directions

From the centre of Ampthill take Dunstable Street towards Flitwick. Turn left into Baker Street, and then Saunders Piece is the second on the left. Follow all the way to the bottom of the road, past the school on the right hand side and the property is on the right.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDORS

AMPTHILL – is a Georgian market town steeped in history with connections to Henry VIII. Situated between Bedford and Luton it has a population of about 14,000. A regular market with local traders has taken place on Thursdays for centuries. The town has several lively pubs, a wide variety of very well-regarded restaurants, a Waitrose supermarket and a selection of small independent specialist shops and a small museum. A number of small businesses such as solicitors, estate agents, financial services, hairdressers, and music schools are located in town. Larger businesses are to be found on the commercial and industrial developments on the outskirts, along the town's bypass. Ampthill Great Park is beautiful, a great place to walk the dogs. There's a children's play area and a place to get a snack and a refreshment. It also hosts a three day music and family gala weekend in the summer. Ampthill also has a high concentration of public amenities, The local Upper School in Ampthill, Redborne School, is a very successful 13 - 18 school that was graded "outstanding" in their recent Ofsted inspection. There is a bus service to Bedford and a private bus to the excellent Harpur Trust schools. Also there are doctor's surgeries, fire & ambulance stations. Ampthill benefits from excellent commuter links, located between junctions 12 and 13 of the M1, nearby the A6 links Luton to Bedford and the A421 an efficient road into Milton Keynes. Ampthill is twinned with Nissan Lez Enservne in France. There are also rugby, football, cricket and bowls clubs.

