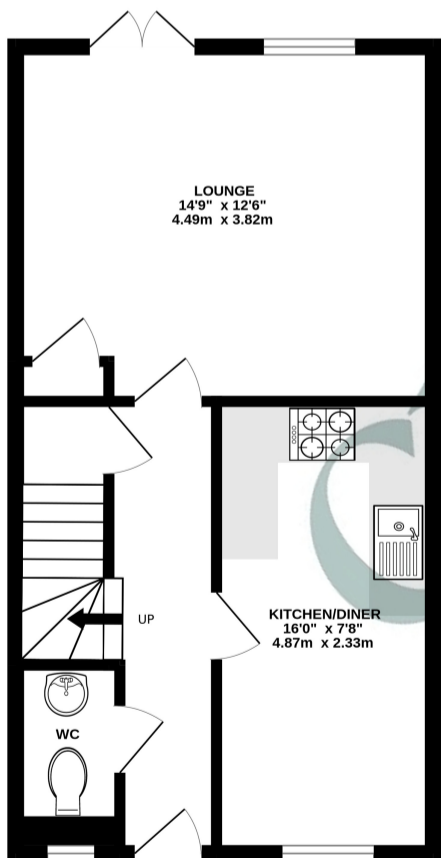
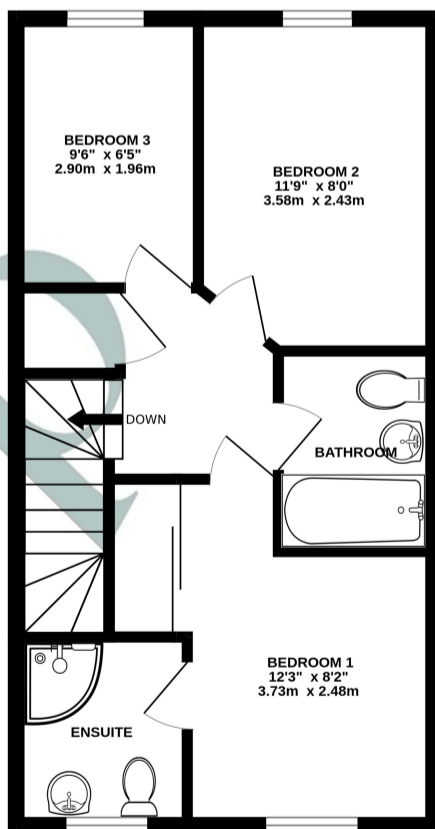




GROUND FLOOR  
416 sq.ft. (38.7 sq.m.) approx.



1ST FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 836 sq.ft. (77.7 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+)	A		95
(81-91)	B	83	
(69-80)	C		
(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 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  
www.country-properties.co.uk



A modern 3 bedroom semi-detached property in Ampthill that has the added benefit of allocated parking and is in easy walking distance of the town centre.

- Three bedrooms and two bathrooms.
- Two allocated parking spaces plus visitors parking.
- Very short distance to town centre and all local amenities.
- Great commuter access via Flitwick Train Station, A421 and M1.
- Well regarded local schools.

#### Ground Floor

##### Entrance Hall

Entrance door to the front, stairs rising to the first floor, under stairs cupboard with space for washing machine and tumble dryer, Amtico flooring, radiator.

##### Cloakroom

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

##### Kitchen/Diner

16' 0" x 7' 8" (4.88m x 2.34m) A range of base and wall mounted units with stone work surfaces, 1.5 basin stainless steel sink and drainer with splashbacks, integrated appliances include - gas hob with extractor hood over and oven under, dishwasher and fridge freezer, Amtico flooring, double glazed window to the front, radiator.

##### Lounge

14' 9" x 12' 9" (4.50m x 3.89m) Double glazed doors and window to the rear, radiator, fitted carpet, built-in storage cupboard.

##### First Floor

##### Landing

Access to loft, airing cupboard housing hot water tank and combi-boiler, radiator.



##### Bedroom One

12' 3" x 8' 2" (3.73m x 2.49m) Mirror fronted built-in wardrobe, double glazed window to the front, radiator.

##### Ensuite

A suite comprising of a shower cubicle, low level WC, wash hand basin, part tiled walls, heated towel rail, Amtico flooring, double glazed window to the front.

##### Bedroom Two

11' 9" x 8' 0" (3.58m x 2.44m) Double glazed window to the rear, radiator.

##### Bedroom Three

9' 3" x 6' 8" (2.82m x 2.03m) Double glazed window to the rear, radiator.

##### Bathroom

A suite comprising of a panelled bath with shower attachment, low level WC, wash hand basin, part tiled walls, heated towel rail.

##### Outside

##### Rear Garden

Mainly laid to lawn with patio seating area.

##### Parking

Two allocated off-road parking spaces.

##### 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.

