



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

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Spanning over 1,000 square foot, this is a lovely example of a Victorian terraced cottage in Ampthill, full of character and close to the town centre. Blending convenience and charm seamlessly together this extended cottage is ideal for any first time buyers or investors!

- Two bedrooms with additional versatile loft room.
- Character features throughout such us feature fireplace, high ceilings and bay windows.
- Beautifully presented throughout.
- Short distance to the town centre and local schools.
- Ground floor WC and first floor bathroom.
- Clrca 100ft south-east facing rear garden.

Ground Floor

Lounge

Feature fireplace, double glazed bay window to front, radiator.

Dining Room

Feature fireplace, staircase leading to first floor, under stairs storage cupboard, double glazed window to rear, radiator.

Kitchen

A range of base and wall mounted units with work surfaces over with breakfast bar, 1.5 stainless steel sink and drainer unit with mixer tap, integrated split level oven, gas hob & extractor and dishwasher. Space for washing machine & fridge freezer. Double glazed window to side, roof light & double glazed door to garden.

Cloakroom

Low level WC, wash hand basin, double glazed window to side.

First Floor

Bedroom One

Double glazed window to front with fitted shutters, fitted wardrobes, radiator.

Bedroom Two

Double glazed window to rear, radiator.

Bathroom

A suite of panelled L-shape bath with shower mixer attachment over, double wash hand basins, low level WC, fully tiled walls, towel rail, double glazed window to rear, built in cupboard housing combi boiler.



Second Floor

Loft Room

Restricted headheight to eaves, skylight window, eaves storage space.

Outside

Rear Garden

Immediately to the rear of the property is a raised decked area, with steps leading to a good size lawned area with flower and shrub borders weeping silver birch tree, side access gate, outside light and tap.

Directions

From the center of Ampthill take Dunstable Street and turn left into Oliver Street at the first mini roundabout you get to. Proceed along Oliver Street and Neotsbury Road is the third turning on your left hand side.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDOR.

AMPTHILL – is a small Georgian market town and civil parish in Bedfordshire, between Bedford and Luton, with a population of about 8,000. A regular market has taken place on Thursdays for centuries. The town has several lively pubs, a wide variety of restaurants, a Waitrose supermarket and a selection of small independent specialist shops. 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 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 and a police station. 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.

