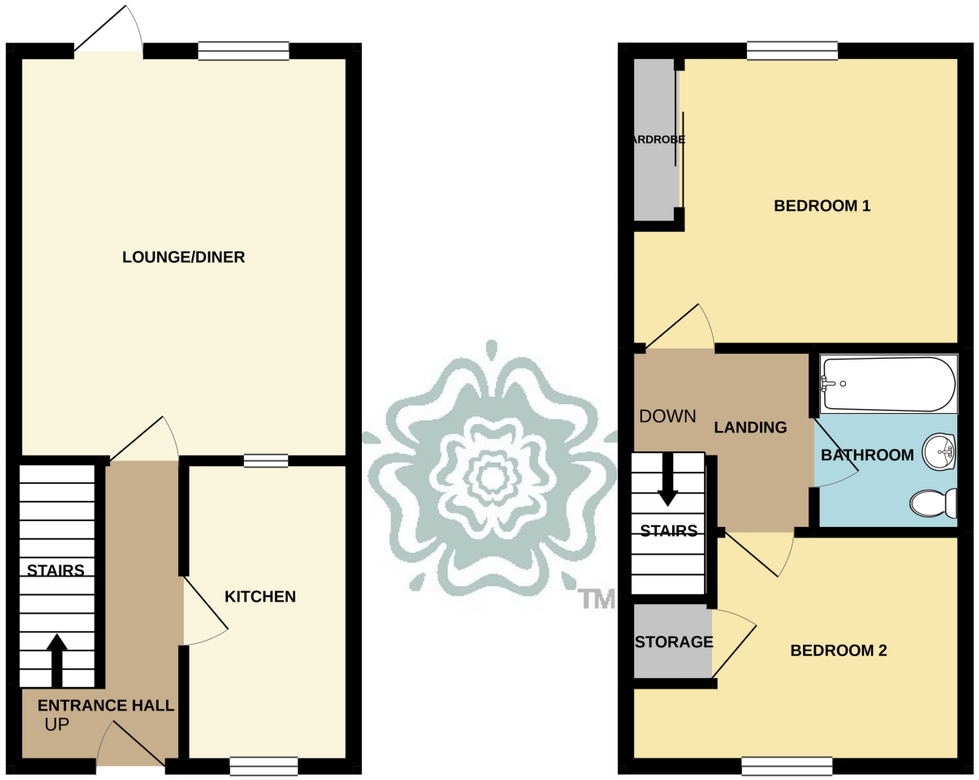
Floor Plans

GROUND FLOOR
316 sq.ft. (29.4 sq.m.) approx.

1ST FLOOR
316 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA : 633 sq.ft. (58.8 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:** ampthill@country-properties.co.uk
www.country-properties.co.uk

COUNTRY PROPERTIES
PART OF HUNTERS

67, Tavistock Avenue

Ampthill, Bedfordshire,
MK45 2RW
£280,000

COUNTRY PROPERTIES
PART OF HUNTERS

A well presented terraced home situated within a popular location in Ampthill. The accommodation briefly comprises: Entrance hall, living room, kitchen, 2 bedrooms & bathroom. In addition there are gardens, off road parking & garage in nearby block.

- Two double bedrooms and a first floor bathroom
- Upvc Double Glazed Windows
- Garage in a block nearby
- Living room 14'9" x 12'2"
- GAS TO RADIATOR HEATING
- Viewings by appointment only

GROUND FLOOR

ENTRANCE HALL

Accessed via UPVC entrance door. Stairs rising to first floor accommodation with cupboard under. Coved ceiling. Radiator.

LIVING ROOM

14' 9" x 12' 2" (4.50m x 3.71m) UPVC double glazed window to rear aspect. UPVC double glazed door to rear aspect. Coved ceiling. Radiator.

KITCHEN

10' 11" x 6' 2" (3.33m x 1.88m) UPVC double glazed window to front aspect. A range of base and eye level units providing work surfaces and storage space. Electric oven. Four ring gas hob with extractor hood over. Space and plumbing for washing machine. Space for upright fridge/freezer. Stainless steel sink and drainer. Tiling to splash areas. Wall mounted boiler. Wood effect vinyl flooring.

FIRST FLOOR

LANDING

Access to loft with light. Doors to all rooms.

BEDROOM 1

12' 3" excluding wardrobes x 10' 9" (3.73m excluding wardrobes x 3.28m) UPVC double glazed window to rear aspect. Fitted wardrobes with sliding mirrored doors. Radiator.

BEDROOM 2

8' 11" x 7' (2.72m x 2.13m) plus 3' 10" x 3' 3" (1.17m x 0.99m) UPVC double glazed window to front aspect. Radiator. Door to airing cupboard housing hot water cylinder with wooden shelving.

BATHROOM

Suite comprising: Low level WC, pedestal wash hand basin and panelled bath with shower attachment over. Part tiled walls. Shaving light. Extractor fan. Radiator.

OUTSIDE

FRONT GARDEN

Off road parking for one car. Paving leading to front entrance door with storm canopy over. Door to outside cupboard. Some shrub borders. Outside tap.

REAR GARDEN

Enclosed by fencing. Patio area. An established variety of flower and shrub borders. Hard standing area with shed to remain. Outside light. Gated access to rear of property.

GARAGE

Single garage situated in nearby block.

DIRECTIONS

From the centre of Ampthill take Dunstable Street towards Flitwick. Tavistock Avenue is the fifth turning on the right hand side. Number 67 is right at the end of the road before the allotments, on the left hand side.

THESE ARE PREMLIMINARY DETAILS TO BE APPROVED BY THE VENDOR

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. There is a bus service to Bedford and a private bus to the excellent Harpur Trust schools. There is also a doctor's surgery, 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.