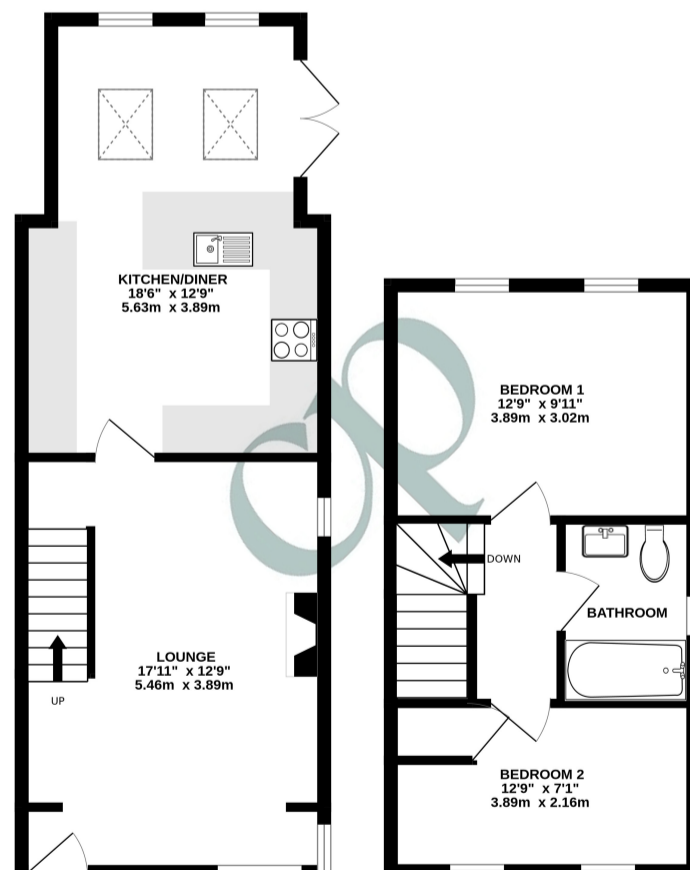




GROUND FLOOR
435 sq.ft. (40.5 sq.m.) approx.

1ST FLOOR
316 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA: 751 sq.ft. (69.8 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

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 beautifully presented and recently extended two bedroom semi-detached located only a short distance from Ampthill's town centre, benefitting from off-road parking and a south-facing garden - this is a perfect first

- Two double bedrooms both with fitted wardrobes.
- Off-road parking.
- Open plan kitchen/diner and separate lounge.
- South-facing garden.
- Highly regarded local school catchment.
- Short distance to Ampthill town centre and amenities.

home!

Kitchen/Diner

18' 6" x 12' 9" (5.64m x 3.89m) A range of base and wall mounted units with matching peninsula, composite sink and drainer with mixer tap, integrated dishwasher, space for American style fridge freezer and other appliances, double doors opening to the garden, two double glazed windows to the rear plus two Skylight windows, full-height radiator.

First Floor

Landing

Access to boarded loft with ladder.

Bedroom One

12' 9" x 9' 11" (3.89m x 3.02m) Fitted wardrobes, two double glazed windows to the rear, radiator.

Ground Floor

Lounge

14' 9" x 12' 9" (4.50m x 3.89m) Entrance door to the front, gas feature fireplace, double glazed windows to the front and side, two radiators, stairs rising to first floor.



Bedroom Two

12' 5" x 7' 1" (3.78m x 2.16m) Fitted wardrobes and cupboard over stairs, two double glazed windows to the front, radiator.

Bathroom

A suite comprising of a tiled bath with shower over, low level WC, wash hand basin, double glazed window to the side.

Outside

Rear Garden

A south-facing garden, mainly laid to artificial lawn with a patio seating area.

Parking

Off-road parking for 1 car and the potential for a 2nd space.

Directions

From Ampthill town centre proceed towards Maulden via Church Street. At the roundabout turn right into Ailesbury Road.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDOR

