



TOTAL FLOOR AREA: 715 sq.ft. (66.4 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		
(81-91)	B		87
(69-80)	C		
(55-68)	D	66	
(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

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Situated in the heart of Ampthill in the highly sought after Park Hill area, this two bedroom freehold bungalow offers incredible convenience with very little compromise for anyone looking to downsize in to Ampthill town centre.

- Two bedrooms and one bathroom.
- Town centre location nestled in between Ampthill's Great Park and the town centre.
- Garage and off-road parking.
- South facing tiered garden with beautiful roof-top views.
- Basement crawl space and separate storage room.
- No onward chain.

#### Kitchen

11' 6" x 7' 0" (3.51m x 2.13m) A range of base and wall mounted units with work surfaces over, stainless steel sink and granite drainer with mixer tap, integrated eye-level oven and gas hob with extractor over, integrated full-height freezer, space for fridge and washing machine, gas combi-boiler, hatch opening to basement crawl space, double glazed window to the front.

#### Conservatory

11' 1" x 9' 7" (3.38m x 2.92m) Patio door opening to the garden, radiator.

#### Internal Hall

Access to loft.

#### Bedroom One

13' 5" x 9' 11" (4.09m x 3.02m) Fitted wardrobes, double glazed window to the rear, radiator.

#### Ground Floor

##### Entrance Hall

UPVC entrance door to the front, radiator.

##### Lounge/Diner

15' 2" x 14' 10" (4.62m x 4.52m) Storage cupboard, patio door to conservatory, double glazed window to the side, radiator.



#### Bedroom Two

10' 8" x 8' 1" (3.25m x 2.46m) Fitted wardrobes, double glazed window to the front, radiator.

#### Bathroom

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

#### Outside

##### Rear Garden

A south facing tiered garden, all patio with raised flower beds and roof-top views overlooking Coopers Hill Nature Reserve, shed and greenhouse to remain as well as a basement storage room beneath conservatory.

##### Parking

Single garage en-bloc with parking spaces available for residents.

