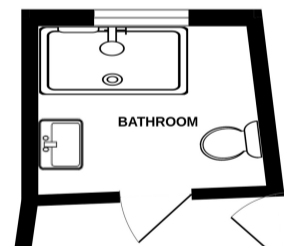
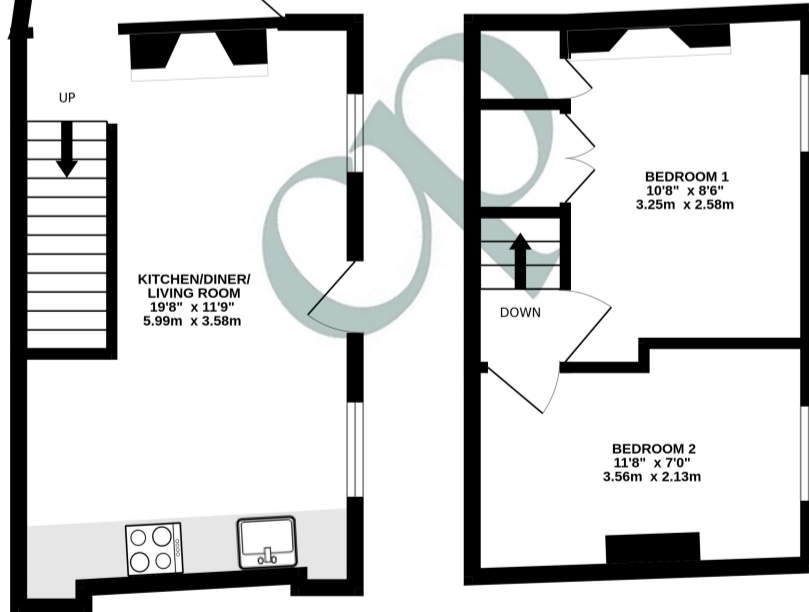




GROUND FLOOR  
296 sq.ft. (27.5 sq.m.) approx.



1ST FLOOR  
216 sq.ft. (20.1 sq.m.) approx.



TOTAL FLOOR AREA : 512 sq.ft. (47.6 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 | 55      |           |
| (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: ampt Hill@country-properties.co.uk  
www.country-properties.co.uk

With the town centre at your doorstep this two bedroom property, nestled up on the highly desirable Park Hill, is full of character and the perfect lock up and leave "bolthole".

- Two bedrooms.
- Located a stone's throw from the town centre.
- Open-plan living.
- On-street parking with permits for residents.
- No onward chain.
- Walled courtyard garden.

#### Ground Floor

##### Kitchen/Dining/Lounge

19' 8" x 11' 9" (5.99m x 3.58m) Range of base and wall units with roll edge work surfaces over. Butler sink with stainless steel mixer taps over. Space for fridge freezer and dishwasher. Stairs to first floor. Wood effect laminate floor. Radiator. Two double glazed UPVC window to front. UPVC entrance door to front. Wood laminate effect flooring.

##### Rear Lobby

Door to front. Wood effect laminate flooring.

##### Bathroom

Suite of wash hand basin, low level WC and separate shower cubicle. Part tiled. Heated towel rail. Space and plumbing for automatic washing machine. Double glazed window to side.

#### First Floor

##### Landing

Doors to bedrooms.

##### Bedroom One

10' 8" x 8' 6" (3.25m x 2.59m) Built-in wardrobes. Original cast iron fireplace. Exposed ceiling beams. Radiator. Double glazed window to front.

##### Bedroom Two

11' 8" x 7' 0" (3.56m x 2.13m) Exposed ceiling beams. Radiator. Double glazed window to front.

#### Outside

##### Rear Garden

Courtyard garden with an array of colourful shrubs and flowers.

##### Parking

There is on-street parking available for residents with a permit.

##### Directions

From the centre of Ampthill proceed along Woburn Street take the 1st turning on the right and the property is over the brow of the hill on the right hand side.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY VENDORS

