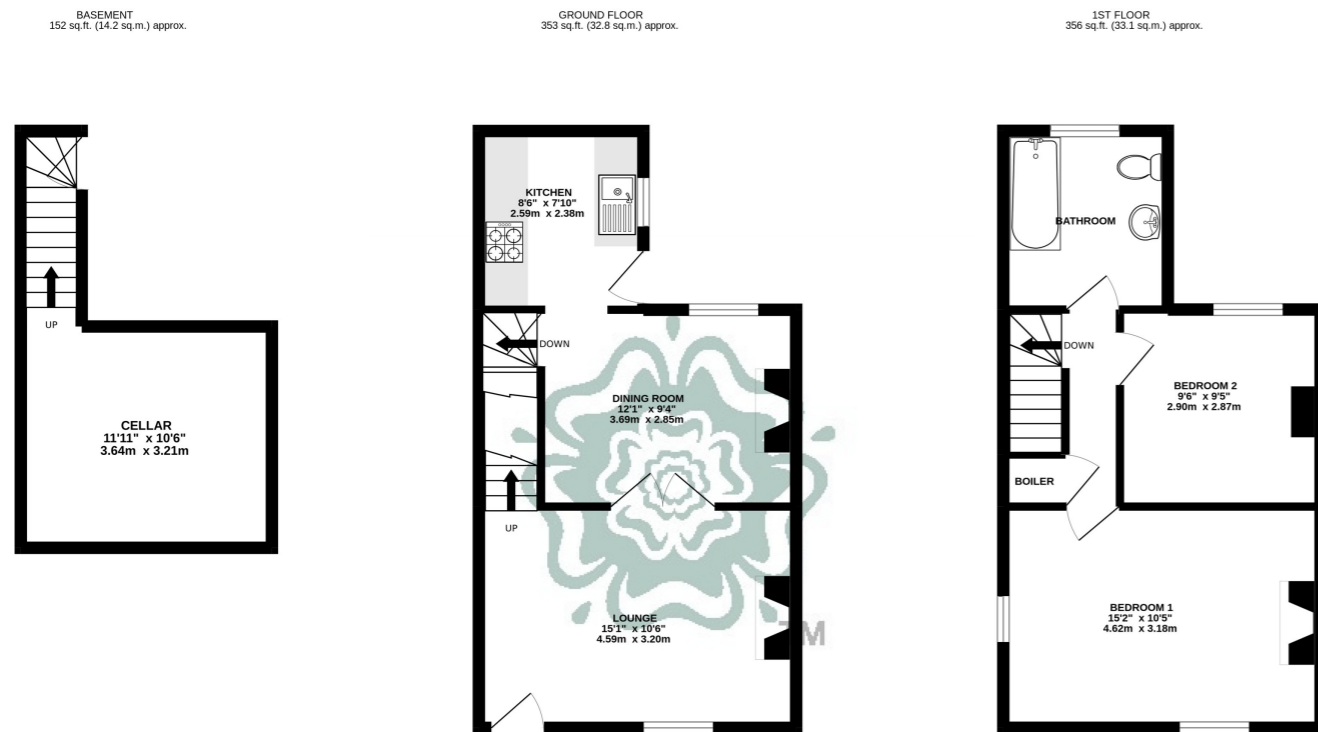


Floor Plans



TOTAL FLOOR AREA : 861 sq.ft. (80.0 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.

7, Baker Street

Amphill, Bedfordshire,
MK45 2QE
£300,000

Viewing by appointment only

Country Properties | 1, Church Street | MK45 2PJ
T: 01525 403033 | E: amphill@country-properties.co.uk
www.country-properties.co.uk



A good sized two bedroom town centre cottage, the largest of all in the terraced row plus the only one to benefit from a cellar which is perfect for additional storage.

- Two double bedrooms and upstairs bathroom.
- Generous cellar space, ideal for additional storage.
- No onward chain.
- South facing courtyard garden with rear access.
- Town centre location, a short distance to all local amenities.
- On street parking only.

Ground Floor

Lounge

15' 1" x 10' 6" (4.60m x 3.20m) Composite entrance door to the front, open fireplace (capped) with fitted cupboard in reveals, stairs rising to first floor, double glazed window to the front, radiator.

Dining Room

12' 1" x 9' 4" (3.68m x 2.84m) Feature fireplace (capped) with fitted cupboards in reveals, door to cellar, double glazed window to the rear, radiator.

Kitchen

8' 6" x 7' 10" (2.59m x 2.39m) A range of base and wall mounted units with work surfaces over, stainless steel sink and drainer with mixer tap, tiling to splashbacks, integrated oven and gas hob with extractor fan over, space and plumbing for fridge and washing machine, door to the garden, double glazed window to the side.

Cellar

11' 11" x 10' 6" (3.63m x 3.20m) Ceiling height of 6ft2.

First Floor

Landing

Access to loft, cupboard housing combi-boiler.

Bedroom One

15' 2" x 10' 5" (4.62m x 3.17m) Feature fireplace, double glazed windows to the front and side, radiator.

Bedroom Two

9' 6" x 9' 5" (2.90m x 2.87m) Double glazed window to the rear, radiator.

Bathroom

A suite comprising of a panelled bath with shower over, wash hand basin, low level WC, fully tiled, heated towel rail, double glazed window to the rear.

Outside

Garden

South facing courtyard garden with outside tap and rear access.

Parking

There is no allocated parking at the property - on street parking only.

Directions

From the centre of Amphill, take Dunstable Street towards Flitwick, take the first left into Baker Street, number 7 is approx 20 yards down on the right hand side.

THESE ARE PRELIMINARY 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. Amphill 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. Amphill also has a high concentration of public amenities, The local Upper School in Amphill, 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. Amphill 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. Amphill is twinned with Nissan Lez Enservne in France. There are also rugby, football, cricket and bowls clubs.

