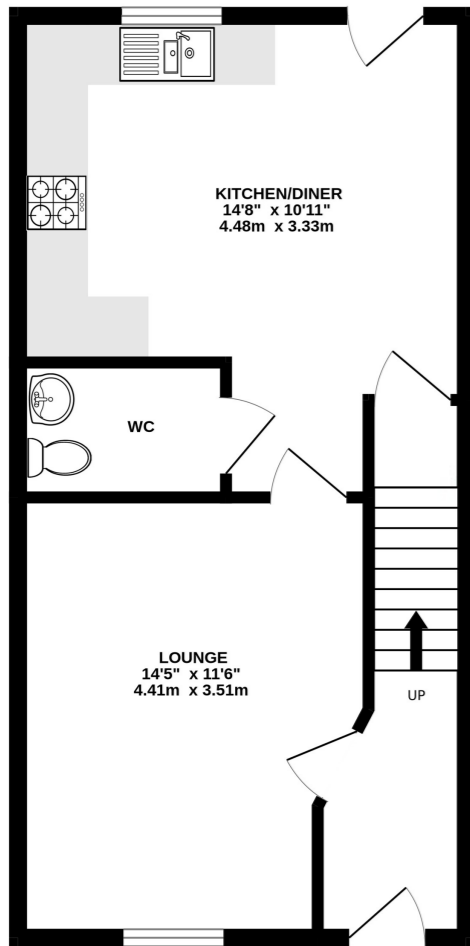
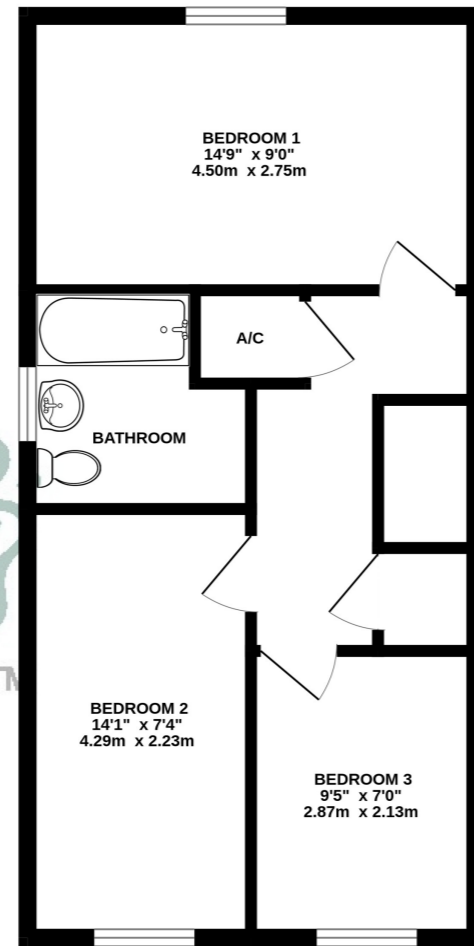


Floor Plans

GROUND FLOOR
445 sq.ft. (41.3 sq.m.) approx.

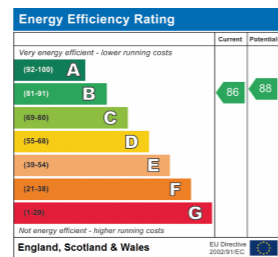


1ST FLOOR
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 890 sq.ft. (82.6 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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33, Swaffield Close

Amphill, Bedfordshire,
MK45 2HJ

Offers in Excess of £400,000

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: amphill@country-properties.co.uk
www.country-properties.co.uk



On the highly sought after town centre Swaffield Close, this three bedroom end-of-terrace home with two parking spaces is great for anyone looking for a downsize, investment or first time buy.

- Three bedrooms and upstairs bathroom.
- Very short distance to Ampthill Great Park.
- Great investment or first time purchase.
- Fitted solar panels.
- Town centre location close to all local amenities.
- Highly regarded local schools.
- Off-road parking for two vehicles to the rear.

Ground Floor

Entrance Hall

Composite entrance door to the front, radiator.

Cloakroom

A suite comprising of a low level WC, wash hand basin, radiator.

Lounge

14' 5" x 11' 6" (4.39m x 3.51m) Double glazed window to the front, radiator.

Kitchen/Diner

14' 8" x 10' 11" (4.47m x 3.33m) A range of base and wall mounted units with work surfaces over, 1.5 basin stainless steel sink and drainer with mixer tap, integrated oven with gas hob and extractor over, integrated dishwasher, space for fridge freezer and washing machine, under stairs cupboard, door to the garden, double glazed window to the rear, radiator.

First Floor

Landing

Cupboard over stairs, airing cupboard housing hot water tank, access to loft.

Bedroom One

14' 9" x 9' 0" (4.50m x 2.74m) Double glazed window to the rear, radiator.

Bedroom Two

14' 1" x 7' 4" (4.29m x 2.24m) Double glazed window to the front, radiator.

Bedroom Three

9' 5" x 7' 0" (2.87m x 2.13m) Double glazed window to the front, radiator.

Bathroom

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

Outside

Rear Garden

Mainly laid to lawn with patio seating area, decking and shed. There is rear access to the parking area.

Parking

Off-road parking for two cars.

Directions

From the centre of Ampthill, proceed along Bedford Street. Just after Waitrose, turn left into Swaffield Close.

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.

NB

It is becoming increasingly likely that modern developments have a management company responsible for communal areas such as play areas and opens greens, therefore this will usually incur management fees.

