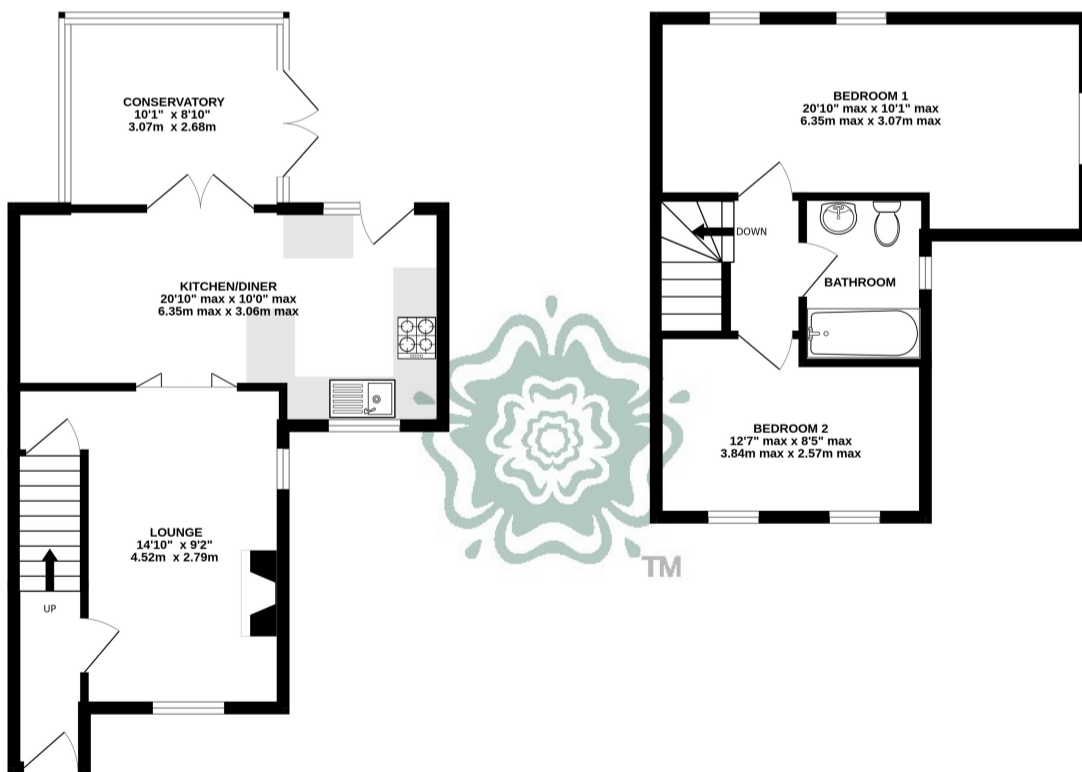




GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.

1ST FLOOR
361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA: 812 sq.ft. (75.5 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		
(69-80)	C		
(55-68)	D	65	
(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: amphill@country-properties.co.uk
www.country-properties.co.uk

An extended two bedroom semi-detached home with potential for further extension (STPP), a larger than average garden and siding on to open green space - this is perfect for any first time buyer or young family.

- Two double bedrooms.
- Double storey extension to the side.
- Open plan kitchen/diner.
- Property sides on to open green space, great for kids.
- Short distance to local schools and amenities.
- Wider than average rear garden.

Ground Floor

Entrance Hall

Entrance door to the front, stairs rising to the first floor, access to:

Lounge

14' 10" x 9' 2" (4.52m x 2.79m) Gas fireplace, under stairs cupboard, double glazed windows to the front and side, radiator.

Kitchen/Diner

Max. 20' 10" x 10' 0" (6.35m x 3.05m) A range of base and wall mounted units with work surfaces over and peninsula, stainless steel sink and drainer with mixer tap, space for appliances, gas combi-boiler, double glazed windows to the front and rear, radiator.

Conservatory

10' 1" x 8' 10" (3.07m x 2.69m) Doors to garden, radiator.

First Floor

Landing

Access to part-boarded loft with ladder.

Bedroom One

Max. 20' 10" x 10' 1" (6.35m x 3.07m) Two double glazed windows to the rear and one to the side, radiator.

Bedroom Two

Max. 12' 7" x 8' 5" (3.84m x 2.57m) Two double glazed windows to the front, radiator.

Bathroom

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

Outside

Rear Garden

East facing garden, mainly laid to lawn with mature trees plus patio and shingle seating areas.

Directions

From Ampthill town centre proceed towards Maulden via Church Street. At the roundabout turn right into Ailesbury Road and No. 29 is on the left.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDOR

