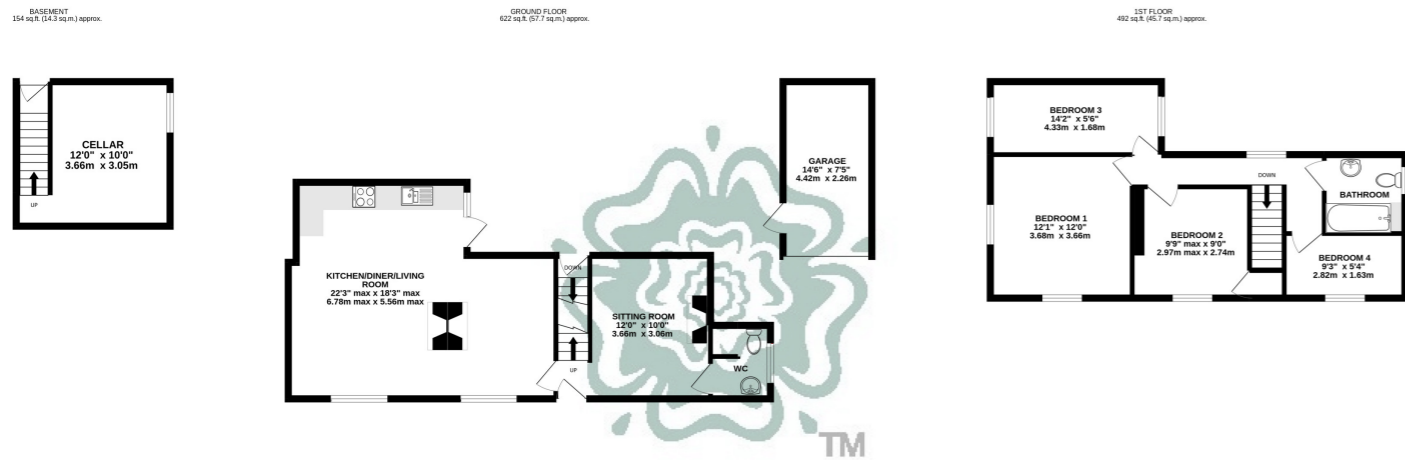


Floor Plans



TOTAL FLOOR AREA : 1267 sq.ft. (117.7 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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11, Arthur Street

Amphill, Bedfordshire,
MK45 2QQ
£425,000

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

COUNTRY PROPERTIES
PART OF HUNTERS

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PART OF HUNTERS

A rarely available four bedroom detached cottage on Arthur Street, within walking distance of all local amenities.

- First floor bathroom, ground floor cloakroom and basement cellar utility
- Four bedrooms and open-plan living accommodation
- Cottage courtyard garden
- Close to many local amenities
- Lounge with feature fireplace
- Outside storage/workshop

BASEMENT

Cellar

12' 0" x 10' 0" (3.66m x 3.05m) Accessed from the courtyard with power and light.

GROUND FLOOR

Entrance Hall

Wooden entrance door to the front, stairs rising to first floor.

Lounge

12' 0" x 10' 0" (3.66m x 3.05m) Feature fireplace with multi-fuel burner, double glazed window to the front, radiator, underfloor heating.

Kitchen/Diner/Living Room

Max. 22' 3" x 18' 3" (6.78m x 5.56m) 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 and electric hob with extractor fan, space for fridge freezer, space and plumbing for dishwasher and washing machine, door to courtyard, feature fireplace in the centre of the room with dual sided multi-fuel burner, double glazed windows to the front and side, radiator, underfloor heating.

Cloakroom

A suite comprising of a low level WC, wash hand basin, boiler and water tank, double glazed window to the side.

FIRST FLOOR

Landing

Access to the loft, double glazed window to the rear, radiator.

Bedroom One

12' 1" x 12' 0" (3.68m x 3.66m) Double glazed windows to the front and side, radiator.

Bedroom Two

Max. 9' 9" x 9' 0" (2.97m x 2.74m) Storage cupboard, double glazed window to the front, radiator.

Bedroom Three

14' 2" x 5' 6" (4.32m x 1.68m) Access to loft, two double glazed windows to the side, radiator.

Bedroom Four

9' 3" x 5' 4" (2.82m x 1.63m) Double glazed window to the front, radiator.

Bathroom

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

OUTSIDE

Courtyard

A north facing courtyard garden with access to the cellar and additional outside storage.

Directions

Take Dunstable Street from the centre of Amptill heading towards Flitwick. Take the 3rd left into Oliver Street then the 1st left into Arthur Street. No 11 is towards the end on the right.

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

