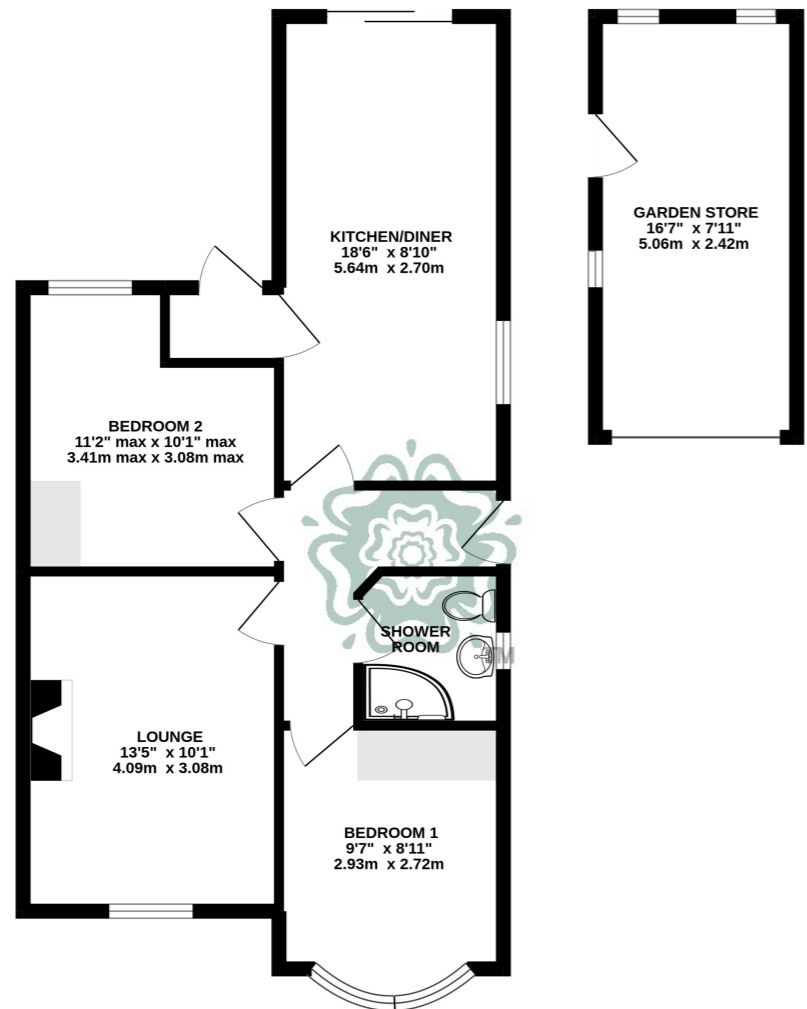


Floor Plans

GROUND FLOOR
712 sq.ft. (66.1 sq.m.) approx.



TOTAL FLOOR AREA: 712 sq.ft. (66.1 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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54, Cedar Close

Amphill, Bedfordshire,
MK45 2UD
£350,000

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



This two bedroom semi-detached bungalow, in need of modernisation, has loads of potential and is located on the highly sought after 'Cedar Close'.

- No onward chain.
- Lots of potential to extend STPP.
- Ample off-road parking.
- Large 16ft storage room currently used as an art studio.
- West-facing garden.
- Could benefit from modernisation.

Accommodation

Entrance Hall

Entrance door to the front, access to loft with ladder, radiator.

Lounge

13' 5" x 10' 1" (4.09m x 3.07m) Gas fireplace, double glazed window to the front, radiator.

Kitchen/Diner

18' 6" x 8' 10" (5.64m x 2.69m) A range of base and wall mounted units with work surfaces over, stainless steel sink and drainer with mixer tap, space for washing machine and single oven, sliding patio doors to the garden, combi-boiler, double glazed window to the side, radiator, access to:

Rear Lobby

Door to garden.

Bedroom One

9' 7" x 8' 11" (2.92m x 2.72m) Fitted wardrobes, double glazed bay window to the front, radiator.

Bedroom Two

Max. 11' 2" x 10' 1" (3.40m x 3.07m) Storage cupboards, double glazed window to the rear, radiator.

Shower Room

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

Outside

Rear Garden

A west facing landscaped garden, mainly laid to lawn with patio seating area, various bushes and shrubs, large concrete based outbuilding with power and light currently being used as an art studio.

Parking

Off-road parking for various vehicles.

Directions

From the centre of Amptill, proceed along Dunstable Street towards Flitwick. Take the third left into Oliver Street and then the second right into Cedar Close.

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.

