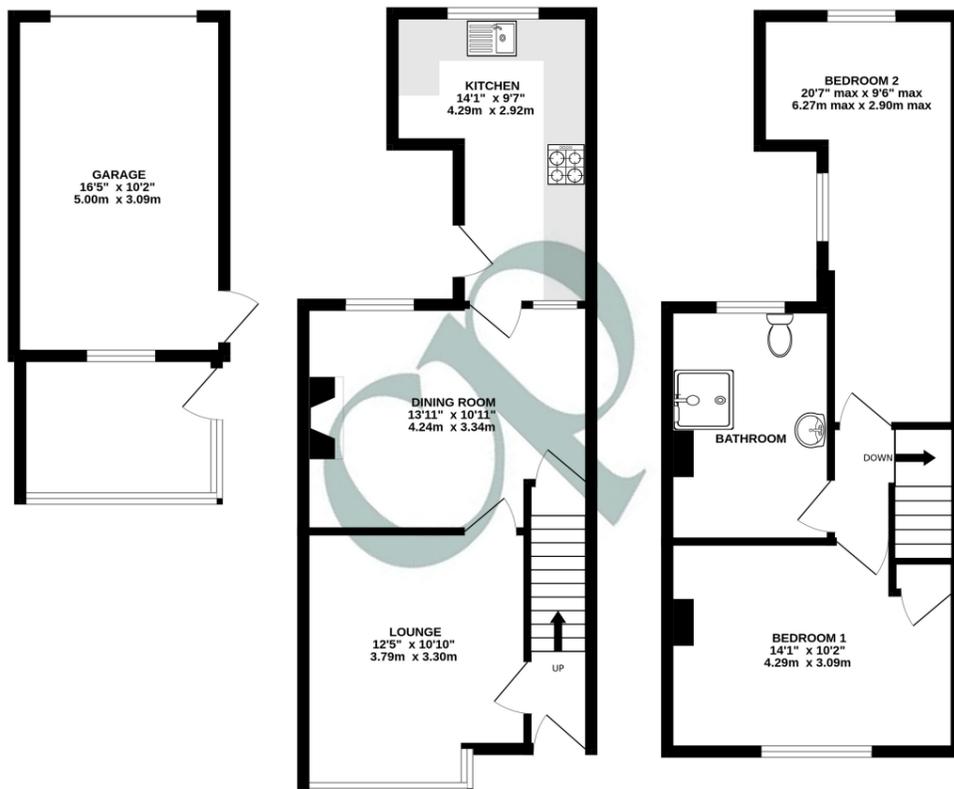




GARAGE
232 sq.ft. (21.6 sq.m.) approx.

GROUND FLOOR
417 sq.ft. (38.8 sq.m.) approx.

1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 1055 sq.ft. (98.0 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

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 charming two bedroom terraced property with a marvellous sized south-facing rear garden and tons of potential!

- In need of modernisation.
- Offered with no onward chain.
- Two bedrooms.
- Circa 40ft south-facing garden.
- Lots of potential (STPP).
- Rear access with single garage.

Ground Floor

Entrance Hall

Composite entrance door, stairs rising to first floor, radiator.

Lounge

12' 5" x 10' 10" (3.78m x 3.30m)
Leaded light double glazed bay window to the front, radiator.

Dining Room

13' 11" x 10' 11" (4.24m x 3.33m)
Feature fireplace, under stairs cupboard, double glazed window to the rear, radiator.

Kitchen

14' 1" x 9' 7" (4.29m x 2.92m) A range of base and wall mounted units with work surfaces over, stainless steel sink and drainer with mixer tap, space for appliances, door to garden, double glazed window to the rear, radiator.

First Floor

Landing

Access to loft.

Bedroom One

14' 1" x 10' 2" (4.29m x 3.10m) Storage cupboard over stairs, leaded light double glazed window to the front, radiator.



Bedroom Two

20' 7" x 9' 6" Max. (6.27m x 2.90m)
Fitted wardrobes, double glazed windows to the side and rear, radiator.

Bathroom

A suite comprising of a shower cubicle, low level WC, wash hand basin, double glazed window to the rear, radiator.

Outside

Front Garden

Shingled front garden with various shrubs and plants, pathway to front door.

Rear Garden

South facing rear garden, mainly laid to lawn with patio seating area, pond and access to garage at the rear of the garden.

Garage

Single garage with lean-to conservatory, power and light.

Directions

From the centre of Ampthill take Dunstable Street towards Flitwick. At the first mini roundabout turn left into Oliver Street and the property is on the right hand side just as the road bears to the right.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDOR

