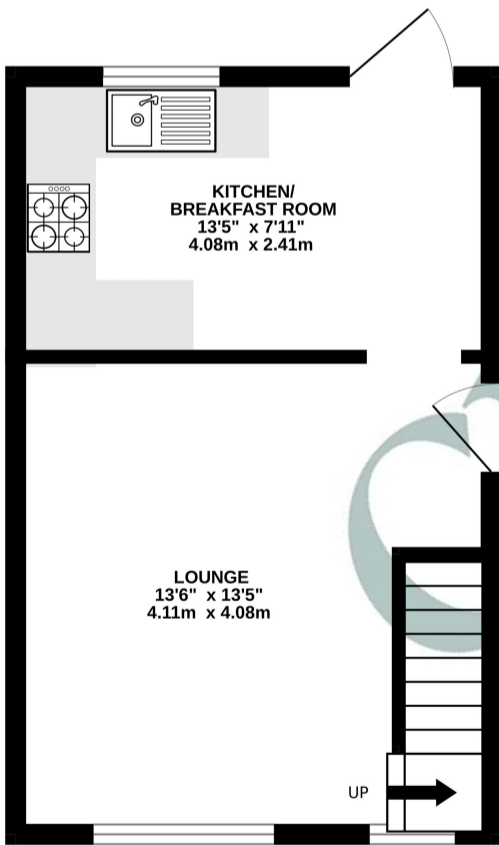
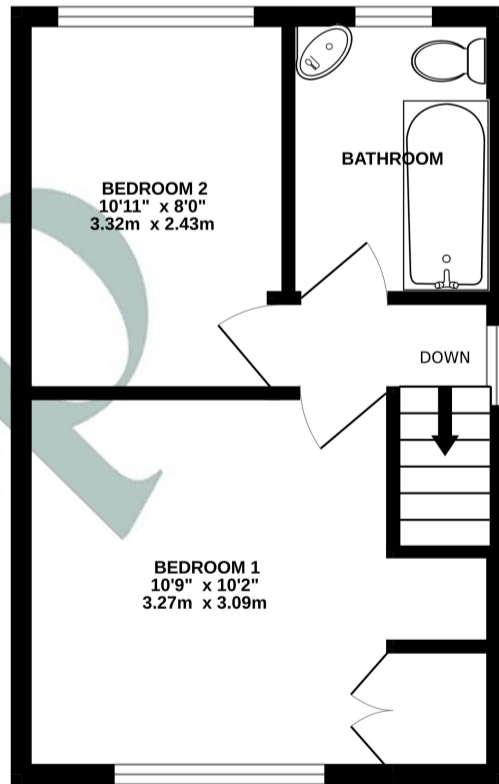




GROUND FLOOR
287 sq.ft. (26.7 sq.m.) approx.



1ST FLOOR
287 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA : 574 sq.ft. (53.3 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		89
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(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

A perfect 2 bedroom semi-detached home, with it's 2 double bedrooms and off-road parking, this property is ideal for any first time buyer or investor.

- Two double bedrooms and upstairs bathroom.
- Rare semi-detached house type for a 2 bedroom.
- Off-road parking.
- West facing rear garden.
- Beautifully presented throughout.
- Ideal for any first time buyer or investor with a rental income circa £1200pcm.

Ground Floor

Lounge

UPVC entrance door to the side, stairs rising to first floor, two double glazed windows to the front, radiator.

Kitchen/Breakfast Room

A range of base and wall mounted units with work surfaces over, composite sink and drainer with mixer tap, integrated oven and gas hob with extractor over, space for appliances, door to the garden, double glazed window to the rear, radiator.

First Floor

Landing

Access to part boarded loft with ladder (housing combi-boiler), double glazed window to the side.

Bedroom One

Fitted wardrobes, cupboard over the stairs, double glazed window to the front, radiator.

Bedroom Two

Double glazed window to the rear, 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 rear.

Outside

Rear Garden

A landscaped west-facing rear garden, mainly laid to lawn with sleeper-lined flower beds, patio seating area and storage shed.

Parking

Paving slab and shingle driveway providing off-road parking.

Directions

From the centre of Ampthill take Dunstable Street towards Flitwick. At the first mini roundabout turn left into Oliver Street and continue along this road for about 600yards. Then turn left into Osier Link and Oak Tree Road is the next left turn.

PRELIMINARY DETAIL TO BE APPROVED BY VENDORS

