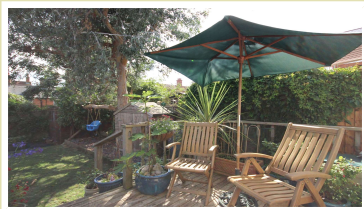


GROUND FLOOR  
APPROX. FLOOR  
AREA 431 SQ. FT.  
(40.0 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 434 SQ. FT.  
(40.4 SQ.M.)

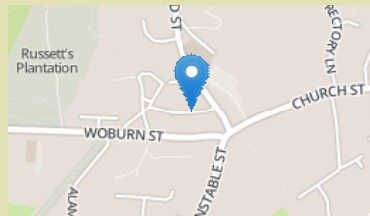
PARK STREET  
TOTAL APPROX. FLOOR AREA 865 SQ. FT. (80.4 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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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Environmental Impact (CO <sub>2</sub> ) Rating		Energy Efficiency Rating	
Very low energy efficient	Low energy efficient	Very energy efficient	Low energy costs
95 to 100	A	95 to 100	A
85 to 95	B	85 to 95	B
75 to 85	C	75 to 85	C
65 to 75	D	65 to 75	D
55 to 65	E	55 to 65	E
45 to 55	F	45 to 55	F
35 to 45	G	35 to 45	G
17 to 35		17 to 35	

4.4 59 66

England, Wales & N.Ireland



10 Park Street  
Amphill  
Bedfordshire  
MK45 2LR  
£275,000

REF: 1449766

Please Note 1. When making an appointment to view, please verify with us that the information you have is up to date and coincides with your expectations. 2. None of the statements contained in these particulars are to be relied on as statements of fact. Areas, measurements of distances are given as a guide only. 3. Unless otherwise stated, we have not tested any of the equipment, appliances or services to this property nor do we have any knowledge of any defects. 4. Potential purchasers are strongly advised to commission their own investigations into general condition of the property and to check critical dimensions for themselves, especially if ordering carpets or fitted furniture.



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10 Park Street, Ampthill, MK45 2LR  
£275,000



Always a popular location handy for the town centre and just a stones throw to the Park and walk to school

- 3 bedrooms and smart refitted bathroom and useful converted loft area
- Open plan lounge and refitted white kitchen breakfast room
- Central location and close to Ampthill Park

- Very good school catchment area
- Double glazing and gas central heating with recently fitted gas boiler
- South facing enclosed rear garden

## Ground Floor

**Storm Porch** Storm porch with obscure leaded light double glazed entrance door to:

**Lounge** 14' 10" x 13' 6" (4.52m x 4.11m) Feature fireplace with coal effect gas fire with tiled surround and brick hearth. Stairs to first floor with under stairs storage cupboard. TV point. Dado rail. Two radiators. Exposed timber floor. Two double glazed windows to front. Multi pane door to:

**Kitchen/Dining Room** 17' 4" x 11' 7" (5.28m x 3.53m) A modern range of white base and wall mounted units with oak work surfaces over, bespoke cabinets, breakfast island with timber work top, plumbing for dishwasher, space and plumbing for American fridge freezer, integrated gas hob, hood and integrated oven, ceramic one and a half sink drainer unit, cupboard with plumbing for a washing machine, slate floor, space for table, French doors and window to rear garden, cupboard housing combi boiler.

## First Floor

**Landing** Access to loft with drop down ladder. Built-in storage cupboard. Dado rail. Leaded light double glazed window to side.

**Bedroom One** 13' 7" x 11' (4.14m x 3.35m) Radiator. Two double glazed windows to front.

**Bedroom Two** 11' 7" x 9' 8" (3.53m x 2.95m) Exposed floor boards. Radiator. Double glazed window to rear.

**Bedroom Three** 8' 6" x 7' 6" (2.59m x 2.29m) Exposed floor boards. Radiator. Double glazed window to rear

**Bathroom** A newly fitted bathroom comprising white suite of panelled bath with mixer tap and wall mounted shower over, wash hand basin with mixer tap and modern low level wc. Limestone floor and wall tiles with mosaic feature. Heated towel rail. Extractor fan. Obscure leaded light double glazed windows to front and side.

## Second Floor

**Loft** Fully boarded and carpeted. Power, light and radiator plus eaves storage space. Velux window to rear.

## Outside

**Front Garden** Raised flower and shrub beds with brick boundary wall and path to front door.

**Rear Garden** South facing private and secluded split level garden with extensive decked area. Steps leading down to lawn area with flower bed borders stocked with a variety of plants, trees and shrubs. Paved patio area. Timber shed and timber bike shed. Fenced boundaries. gated side access.

**Parking** There is no associated parking with this property. There is roadside opposite and nearby car parks. Citizens advice allow parking evenings and weekends.