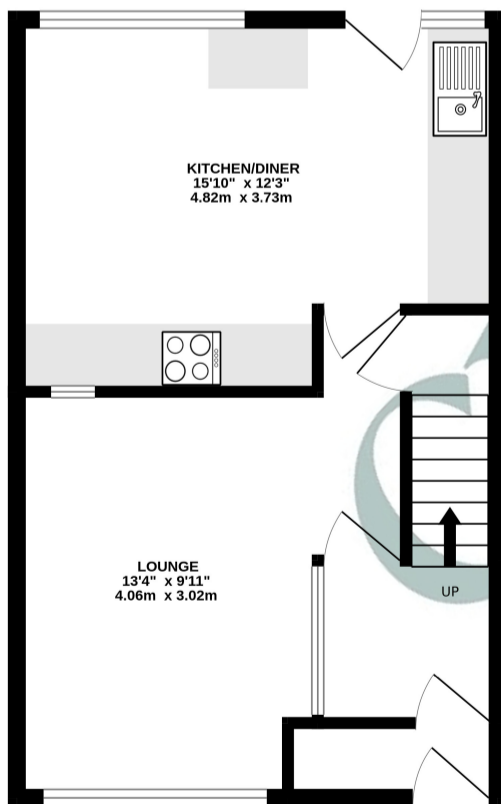
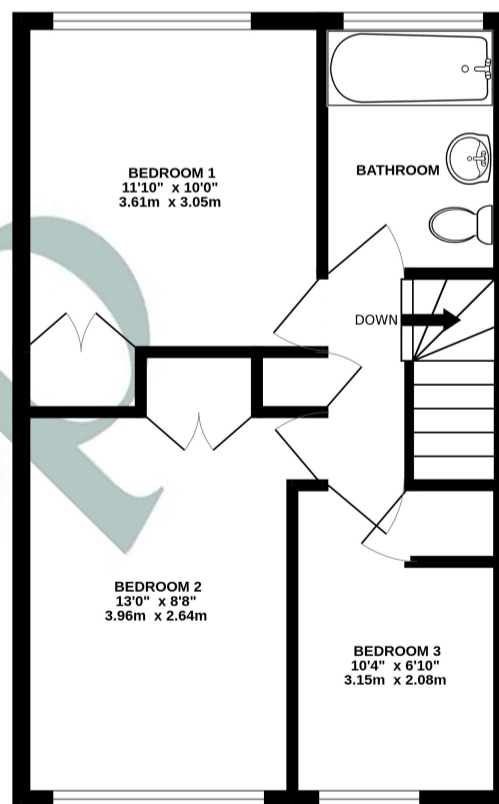




GROUND FLOOR  
404 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR  
404 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 809 sq.ft. (75.2 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: [amptill@country-properties.co.uk](mailto:amptill@country-properties.co.uk)  
[www.country-properties.co.uk](http://www.country-properties.co.uk)



Set on the highly desirable Verne Drive, a stone's throw from the town centre but on a quiet no-through road, this three bedroom end-of-terrace property with large garden, garage and open-plan living has huge potential with its planning permission for a rear single storey extension. Ideal for young families or downsizers looking for all the benefits Ampthill has to offer, without the hustle & bustle.

- Three bedrooms and a first floor family bathroom.
- Open plan kitchen/diner opening on to garden.
- Approved planning permission for ground floor extension.
- Close to the town centre and amenities.
- Larger than average west-facing rear garden.
- Complete chain in place above.

## Ground Floor

### Entrance Hall

UPVC front door, storage area, radiator, single glazed window to side into Lounge.

### Lounge

13'4" x 9'11" (4.06m x 3.02m) Radiator, double glazed window to front with integrated blinds, understairs cupboard.

### Kitchen/Diner

15'10" x 12'3" (4.82m x 3.73m) A range of base and wall mounted units with work surfaces over, stainless steel sink & drainer with mixer tap, integrated oven, induction hob & extractor and space for other appliances. Radiator, double glazed windows to rear with integrated blinds and door to garden.

### First Floor

### Landing

Access to loft, heated airing cupboard.



### Bedroom One

11'10" x 10' (3.61m x 3.05m) Fitted wardrobe, double glazed window to the rear with integrated blinds, radiator, gas combi boiler.

### Bedroom Two

13' x 8'8" (3.96m x 2.64m) Fitted wardrobe, double glazed window to the front, radiator.

### Bedroom Three

10' 4" x 6' 10" (3.15m x 2.08m) Cupboard over the stairs, double glazed window to the front, radiator.

### Bathroom

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

### Outside

#### Front Garden

Small, tiered front garden with shrubs, lawn area and block paved steps and path to side access.

#### Rear Garden

Mature west-facing rear garden, mainly laid to lawn with shrubs, fruit trees and a magnolia, with patio seating area and rear access down the side of the house.

#### Garage

In a block

#### Parking

On-Street Parking.

#### Directions

From the centre of Ampthill proceed along Church Street. Take the 1st turning on the right into Church Avenue, then the second turning on the left into Verne Drive. No 20 is at the end of the road.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDORS

