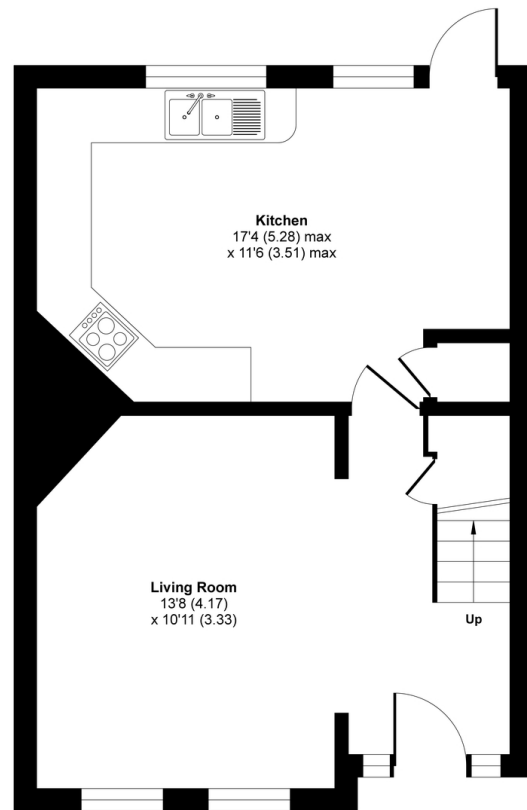
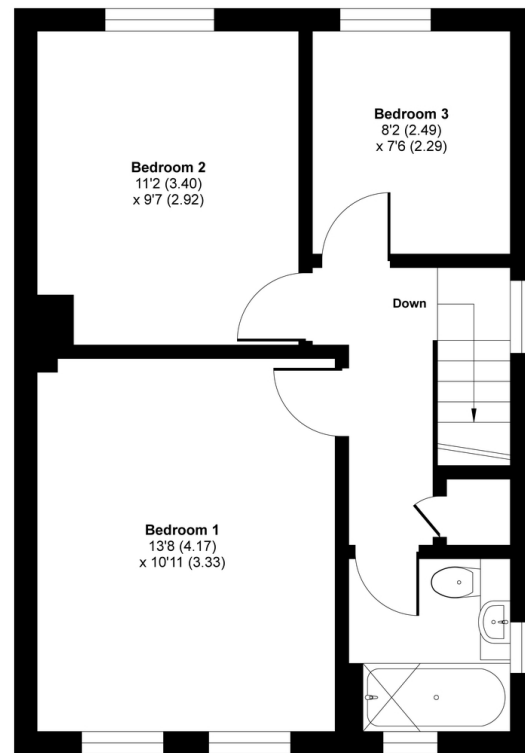


# Floor Plans


Approximate Area = 882 sq ft / 82 sq m  
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2021. Produced for Country Properties. REF: 762334



## 10, Park Street

Amphill, Bedfordshire,  
MK45 2LR

Offer in Excess of £400,000



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](mailto:amphill@country-properties.co.uk)  
[www.country-properties.co.uk](http://www.country-properties.co.uk)





# 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
- Central location and close to Ampthill Park
- Double glazing and gas central heating with recently fitted gas boiler
- Open plan lounge and refitted white kitchen breakfast room
- Very good school catchment area
- South facing enclosed rear garden with deck seating area

## 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. Two radiators.

## 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 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. 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.

## Directions

From the centre of Ampthill take Bedford Street and then take the first left into Park Street. No.10 is on the left hand side.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY VENDORS

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 8,000. A regular market has taken place on Thursdays for centuries. The town has several lively pubs, a wide variety of restaurants, a Waitrose supermarket and a selection of small independent specialist shops. 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. Ampthill also has a high concentration of public amenities, The local Upper School in Ampthill, Redborne School, is a very successful 13 - 18 school that was graded "outstanding" in their recent Ofsted inspection. There is a bus service to Bedford and a private bus to the excellent Harpur Trust schools. Also there are doctor's surgeries, fire & ambulance stations. Ampthill 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. Ampthill is twinned with Nissan Lez Enservne in France.

