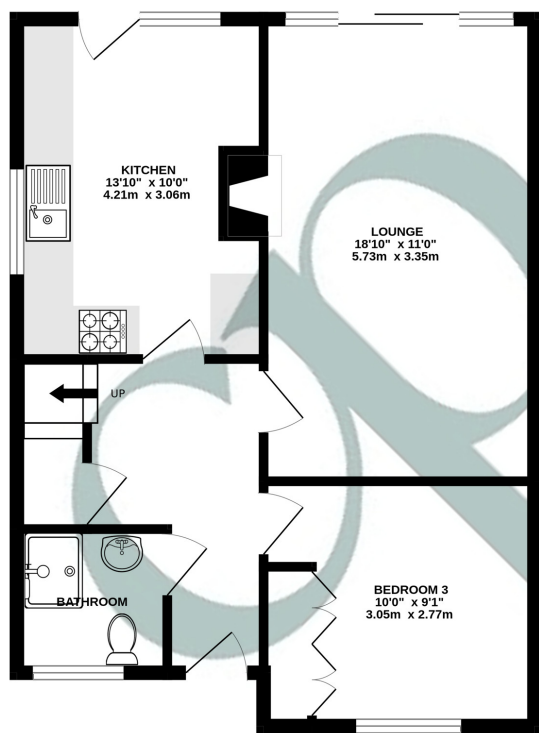


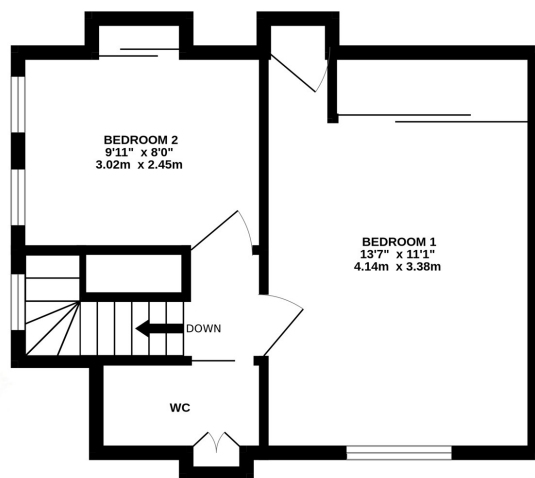


15, Abbey Close
Amptill, Bedfordshire,
MK45 2SH
Offers in Excess of £425,000

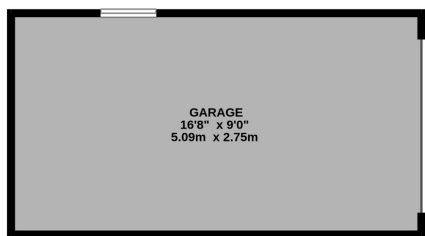
GROUND FLOOR
576 sq.ft. (53.6 sq.m.) approx.



1ST FLOOR
342 sq.ft. (31.7 sq.m.) approx.



GARAGE
0 sq.ft. (0.0 sq.m.) approx.



TOTAL FLOOR AREA : 918 sq.ft. (85.3 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		
(88+)	A	85
(81-91)	B	
(69-80)	C	56
(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

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www.country-properties.co.uk

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properties

The perfect opportunity for a future-proof home or potential project, with it's large corner plot and wrap around garden, these semi-detached chalet bungalows in Ampthill are rarely available.

- Semi-detached chalet bungalow.
- Large corner plot.
- Amazing potential STPP.
- Detached garage and off-road parking.
- Highly regarded local school catchment.
- Three double bedrooms with one of the ground floor and ground floor bathroom.

Ground Floor

Entrance Hall

Entrance door to the front, stairs rising to first floor.

Lounge

18' 10" x 11' 0" (5.74m x 3.35m) Fireplace (not in use), sliding patio doors opening to the garden, double glazed window to the rear, radiator.

Kitchen/Diner

13' 10" x 10' 0" (4.22m x 3.05m) A range of base and wall mounted units with work surfaces over, composite sink and drainer with mixer tap, integrated split-level ovens and gas hob as well as integrated fridge, space for dishwasher and washing machine, door to the garden, windows to the side and rear, radiator.

Bedroom Three

10' 0" x 9' 1" (3.05m x 2.77m) Double glazed window to the front, radiator.

Bathroom

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

First Floor

Landing

Window to the side, access to:



Bedroom One

13' 7" x 11' 1" (4.14m x 3.38m) Fitted wardrobes, double glazed window to the front, radiator.

Bedroom Two

9' 11" x 8' 0" (3.02m x 2.44m) Fitted wardrobes, two double glazed windows to the side, radiator.

WC

Wash hand basin and low level WC.

Outside

Garden

Large corner plot with wrap around garden, mainly laid to lawn with mature shrubs and flower borders, patio seating area.

Parking

Detached garage with power and light with space in front of the garage.

