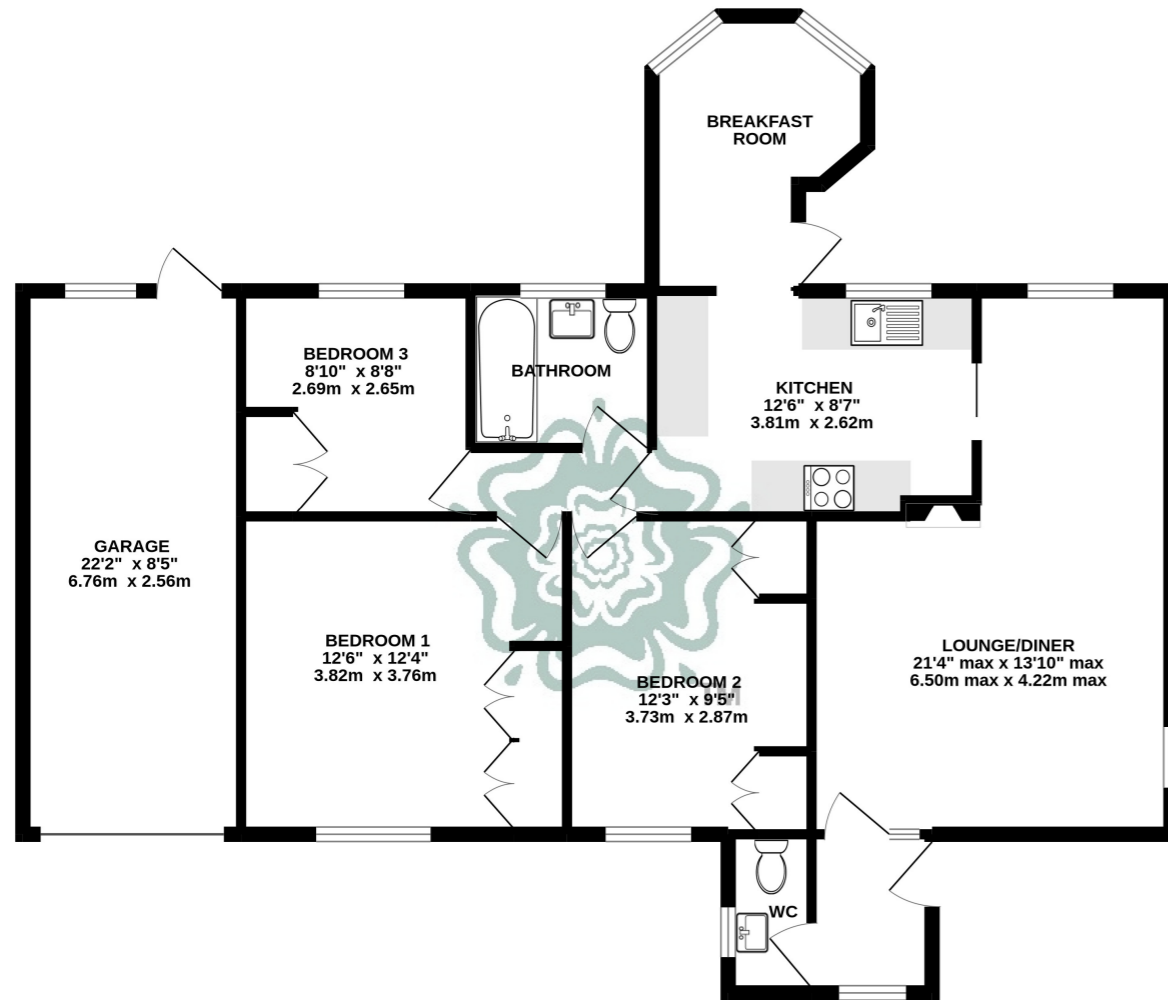


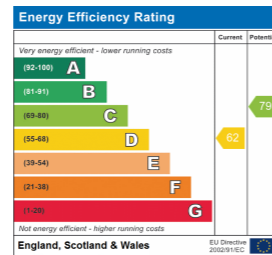
Floor Plans

GROUND FLOOR
1042 sq.ft. (96.8 sq.m.) approx.



TOTAL FLOOR AREA: 1042 sq.ft. (96.8 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 valuation, contact the numbers listed on the brochure.



14, Aragon Road

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A wonderful link-detached three bedroom bungalow. Perfect for anyone looking for a future-proof home in the Georgian market town of Ampthill. Offered for sale with no chain.

- Three bedrooms, two of which are doubles.
- Short distance into town centre and all amenities.
- Open plan lounge/diner.
- Future proof house, all on one floor.
- Link detached via garage.
- Off-road parking for one car with space to create additional parking.

Accommodation

Entrance Hall

Composite entrance door, double glazed window to the front, radiator.

Cloakroom

A suite comprising of a low level WC, wash hand basin, double glazed window to the side, heated towel rail.

Lounge/Diner

Max. 21' 4" x 13' 10" (6.50m x 4.22m) Exposed brick fireplace, double glazed windows to the side and rear, radiator.

Kitchen/Breakfast Room

12' 6" x 8' 7" (3.81m x 2.62m) A range of base and wall mounted units with work surfaces over, stainless steel sink and drainer with mixer tap, space and plumbing for fridge freezer and dishwasher, integrated oven with hob and extractor fan over, three double glazed windows to the rear, radiator.

Inner Hall

Access to loft.

Bedroom One

12' 6" x 12' 4" (3.81m x 3.76m) Fitted wardrobes, double glazed window to the front, radiator.

Bedroom Two

12' 3" x 9' 5" (3.73m x 2.87m) Fitted wardrobes, double glazed window to the front, radiator.

Bedroom Three

8' 10" x 8' 8" (2.69m x 2.64m) Fitted wardrobes, double glazed window to the rear, radiator.

Bathroom

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

Outside

Rear Garden

Mainly laid to lawn with patio seating area and various trees and bushes.

Garage

A large single garage with power/light and a door into the garden.

Parking

Off-road parking for one car in front of the garage.

Directions

From the centre of Ampthill take Dunstable Street towards Flitwick. Take the fifth turning on the left into Glebe Road and Aragon Road is the second turning on the right hand side.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDOR.

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 14,000. A regular market with local traders has taken place on Thursdays for centuries. The town has several lively pubs, a wide variety of very well-regarded restaurants, a Waitrose supermarket and a selection of small independent specialist shops and a small museum. 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 Great Park is beautiful, a great place to walk the dogs. There's a children's play area and a place to get a snack and a refreshment. It also hosts a three day music and family gala weekend in the summer. 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. There are also rugby, football, cricket and bowls clubs.

