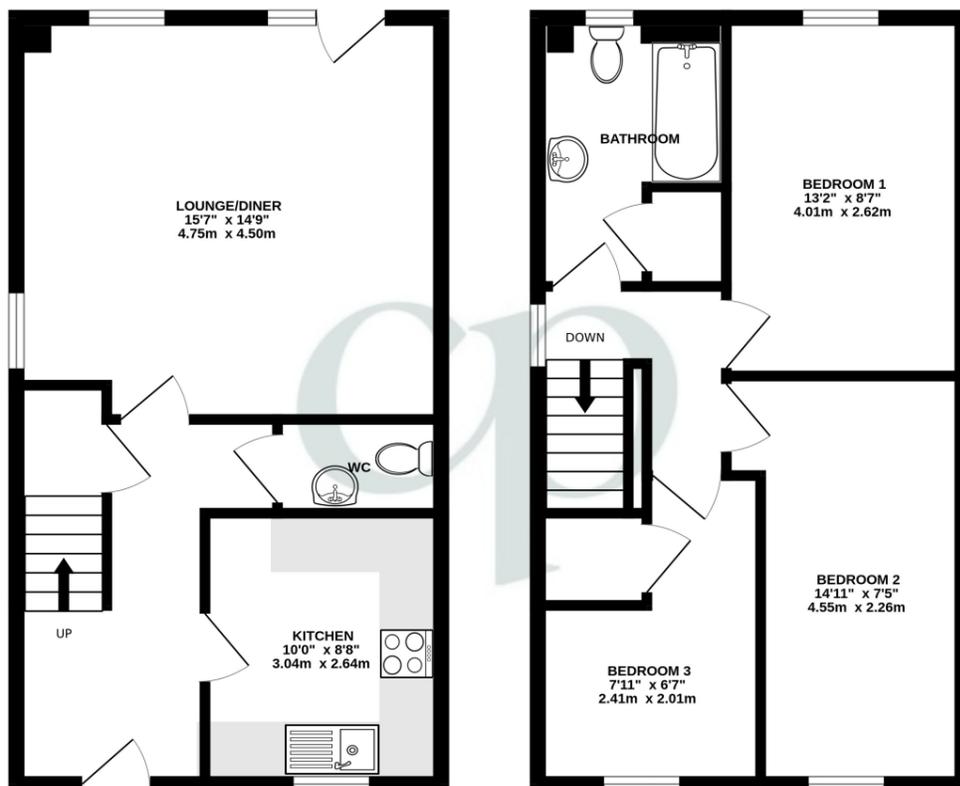




GROUND FLOOR  
438 sq.ft. (40.7 sq.m.) approx.

1ST FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA: 875 sq.ft. (81.2 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: [amphill@country-properties.co.uk](mailto:amphill@country-properties.co.uk)  
[www.country-properties.co.uk](http://www.country-properties.co.uk)

Discover this beautifully presented 3-bedroom semi-detached home in the heart of Ampthill. Offering a bright lounge/diner, modern kitchen, and a low-maintenance garden, it's perfect for families. Enjoy a generous private driveway and a prime location just moments from top-rated schools. Available as a 55% share or 100% ownership!

- Available to purchase as a 55% shared ownership share (£211,750) or 100% full market value (£385,000).
- Ideally located within walking distance of the prestigious Redborne Upper School and local lower schools.
- Features a large 15'7" x 14'9" lounge/diner with French doors leading directly to the garden.
- Benefits from an extensive private driveway providing off-road parking for multiple vehicles.
- A private, enclosed rear garden featuring a patio area and stylish slate chippings.
- Well-appointed kitchen with integrated storage and a neutral, contemporary finish throughout.

### Ground Floor

#### Entrance Hall

UPVC Front door, radiator.

#### Cloakroom

Wash hand basin, low level w/c, part tiling to splashback areas, radiator.

#### Lounge/Diner

Double glazed leaded light window to side and rear, two radiators, door to garden.

#### Kitchen

Double glazed leaded light window to front, a range of base and wall mounted units with work surfaces over, stainless steel sink and drainer with mixer tap over, tiles to splashback area, space for oven, fridge freezer, washing machine and dishwasher.

### First Floor

#### Landing

Double glazed leaded light window to side, loft access.

#### Bedroom One

Double glazed leaded light window to rear, radiator.

#### Bedroom Two

Double glazed leaded light window to front, radiator.

#### Bedroom Three

Double glazed leaded light window to front, cupboard over stairs, radiator.

#### Bathroom

Double glazed leaded light window to rear, storage cupboard, radiator, part tiling to splashback areas, white suite comprising of panelled bath with telephone shower mixer attachment, wash hand basin and low level w/c.

### Outside

#### Rear Garden

Low maintenance rear garden, mainly shingle with a patio seating area and sleeper lined flower beds.

#### Parking

Driveway to side of house providing off-road parking.

NB

These are preliminary details to be approved by the vendor.

NB

It is becoming increasingly likely that modern developments have a management company responsible for communal areas such as play areas and open greens, therefore this will usually incur management fees along with possible extra legal fees with a conveyancer

NB

The vendor informs us that they pay £369 per month rent

