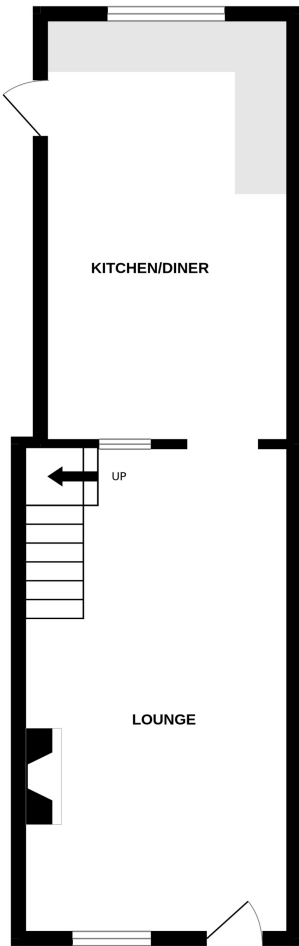
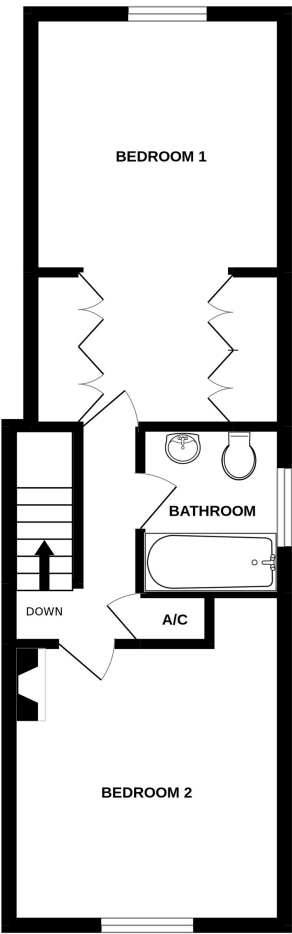


Floor Plans

GROUND FLOOR
367 sq.ft. (34.1 sq.m.) approx.



1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



WOBURN STREET

TOTAL FLOOR AREA: 731 sq.ft. (67.9 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.
Made with MetroPix ©2022

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
www.country-properties.co.uk



12, Woburn Street

Amphill, Bedfordshire,
MK45 2HP
£375,000



A most impressive and beautifully presented period property in a prestigious and convenient location within the town.

- Sympathetically modernised with many character features.
 - Stylish first floor bathroom and two good size bedrooms.
 - Delightful sitting room with feature fire place.
- A practical home of immense charm close to Ampthill Great Park.
 - Kitchen-Dining room with garden access.
 - A walled, Victorian style south-facing garden with shingle and decking seating areas.

GROUND FLOOR

Entrance

Accessed via timber front entrance door to:

Lounge

19' 3" x 10' 9" (5.87m x 3.28m) Sash window to front elevation. Turning staircase to first floor landing. As the main focal point to the room there is a brick fire place with inset gas coal effect log burner. Victorian style radiator. Feature leaded glazed internal window.

Kitchen/Diner

16' x 9' 10" (4.88m x 3.00m)
Glazed multi pane style windows to side and rear. Victorian style radiator. Range of base and wall mounted units with cream panelled doors and drawer fronts and beech work surface over. Integrated ceramic sink unit with mixer tap over. Fitted Bosch oven, ceramic hob and stainless steel and glass extractor over. Part tiled walls. Integrated fridge and freezer. Integrated washing machine and dishwasher. Down lighters. Concealed wall mounted gas boiler.

FIRST FLOOR

Landing

Multi pane style window to side aspect. Victorian style radiator. Stunning exposed timbers.

Bedroom One

16' x 9' 10" (4.88m x 3.00m)
Multi pane style window to rear. Victorian style radiator. Hand built range of wardrobes and drawers. Down lighting and coving.

Bedroom Two

11' x 9' (3.35m x 2.74m)
Sash window to front. Feature fireplace. Victorian style radiator.

Bathroom

Stylish white suite comprising of panelled bath with shower over, wash hand basin and low level WC. Down lighting. Tiled floor. Part panelled walls. Heated towel rail. Window to side.

OUTSIDE

Rear Courtyard Garden

Pretty courtyard garden. Tiled patio and shingled seating area. Timber decked area. Shrub and flower borders. Mature tree. Side access. Oak doorway to number 10, whom you have right-of-way access over.

Directions

From the centre of Ampthill, take Woburn Street and no.12 is less than 100 metres along on the left. It is convenient to park just over the brow of the hill in the car park opposite the Verandah restaurant.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDOR

AMPTHILL – is a small Georgian market town and civil parish in Bedfordshire, between Bedford and Luton, with a population of about 7,000. 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 and a police station. Ampthill benefits from excellent commuter links, located between junction 12 and 13 of the M1, nearby the A6 links Luton to Bedford and the A421 an efficient road into Milton Keynes.

