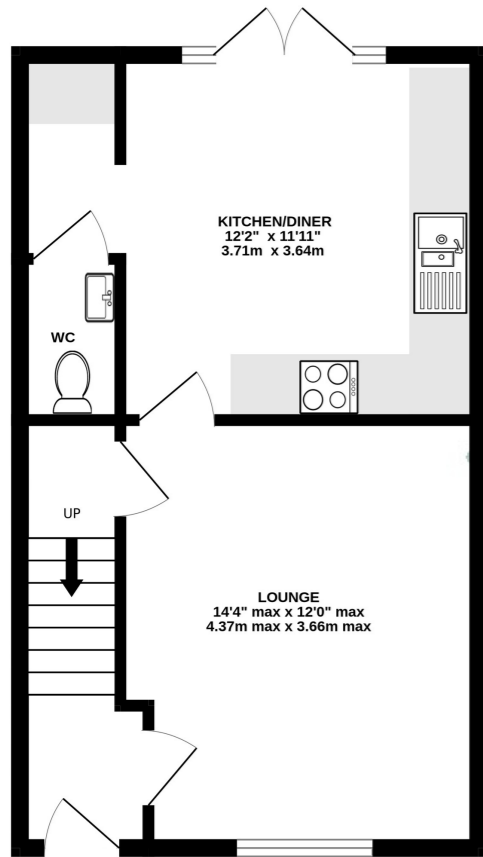
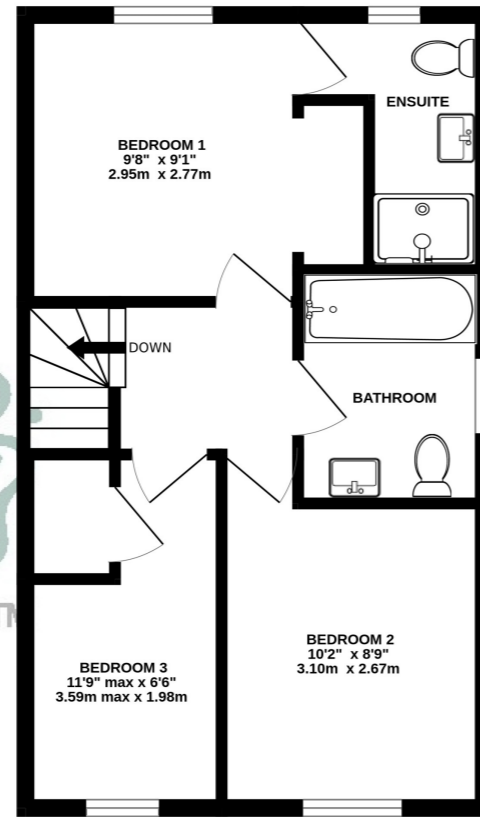


Floor Plans

GROUND FLOOR
404 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 807 sq.ft. (75.0 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 ©2023



14, Yarrow Place

Amphill, Bedfordshire,
MK45 2HG
£390,000

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
www.country-properties.co.uk



A well presented three bedroom end of terrace home situated on a popular Ampthill Chase development.

- Three bedroom and two bathrooms
- Off road parking for two cars
- Kitchen/diner and downstairs cloakroom
- Close proximity to highly regarded local upper school
- 6 years remaining on builders guarantee
- Management company

Ground Floor

Entrance Hall

Front entrance door, radiator.

Cloakroom

Low level WC, wash hand basin, tiling to splashbacks, radiator.

Lounge

Double glazed window to front, radiator, understairs cupboard.

Kitchen/Diner

A range of base and wall mounted units with work surfaces over, one and a half composite sink drainer unit with mixer tap over, eye level oven, space for dishwasher, fridge/freezer, space for washing machine, combi boiler, integrated hob and extractor, glazed French doors to rear, double glazed window to rear, radiator.

First Floor

Landing

Access to loft.

Bedroom One

Double glazed window to rear, radiator.

Ensuite

Low level WC, wash hand basin, shower cubicle, heated towel rail, part tiled walls, double glazed window to rear.

Bedroom Two

Double glazed window to front, radiator.

Bedroom Three

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

Bathroom

A white suite comprising paneled bath with shower over, wash hand basin, low level WC, part tiled walls, heated towel rail, double glazed window to side.

Outside

Off Road Parking

Two parking spaces.

Rear Garden

Mainly laid to lawn with patio seating areas and shingle, shed.

Directions

From the centre of Ampthill take Dunstable Street towards Flitwick and proceed on to Flitwick Road, take the left turn onto Poppy Drive. Approximately 500m down Poppy Drive, turn right on to Cleavers Edge, Yarrow Place is then on the left hand side.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE 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 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. There is a bus service to Bedford and a private bus to the excellent Harpur Trust schools. There is also a doctor's surgery, 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.

N.B

It is becoming increasingly likely that modern developments have a management company responsible for communal areas such as play areas and opens greens, therefore this will usually incur management fees.

