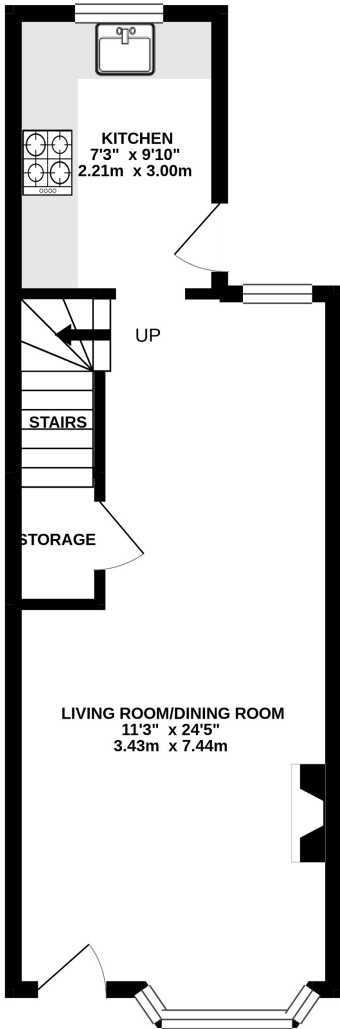
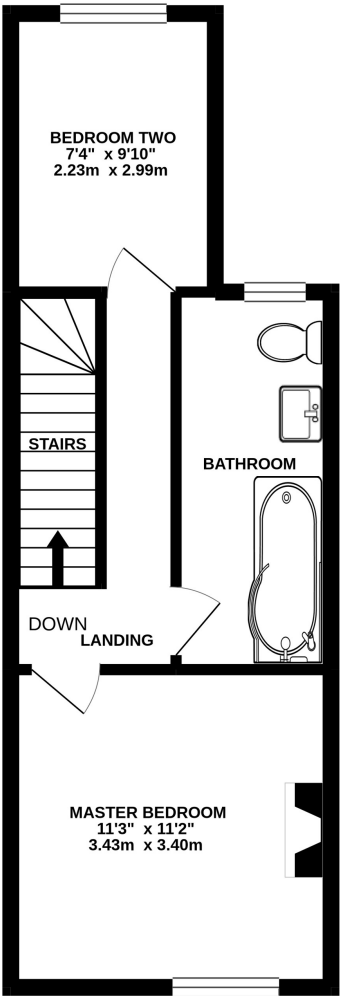


Floor Plans

GROUND FLOOR
348 sq.ft. (32.3 sq.m.) approx.

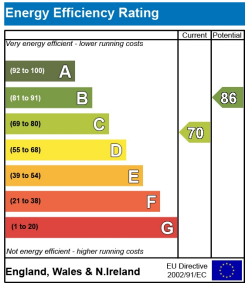


1ST FLOOR
341 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 688 sq.ft. (63.9 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.
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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.



Viewing by appointment only

Country Properties | 1, Church Street | MK45 2PJ
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www.country-properties.co.uk



42, Arthur Street

Amphill, Bedfordshire,
MK45 2QQ
£325,000



A stunning Victorian end of terrace two bedroom cottage with bay fronted windows, circa 150ft garden and the benefit of being only a short distance from Ampthill town centre.

- Two double bedrooms.
- Period features such as bay fronted sash window and wooden floorboards.
- On-street parking.
- Has the benefit of having right-of-way over the next two terraces.
- Circa 150ft garden.
- Central town location within short distance to local amenities.

Ground Floor	First Floor
<p>Lounge/Diner</p> <p>24' 5" x 11' 3" (7.44m x 3.43m) Entrance door to the front, feature fireplace with log burner, wooden floorboards, double glazed bay window to the front, radiator, stairs rising to first floor, under stairs cupboard, double glazed window to the rear.</p> <p>Kitchen</p> <p>9' 10" x 7' 3" (3.00m x 2.21m) A range of base and wall mounted units with wooden work surfaces over, tiling to splashbacks, integrated fridge freezer, integrated oven with gas hob and extractor hood over, space and plumbing for washing machine, terracotta style tiled flooring, combi-boiler, stable door to the side, double glazed window to the rear.</p>	<p>Landing</p> <p>Access to boarded loft with pull down ladder.</p> <p>Bedroom One</p> <p>11' 3" x 11' 2" (3.43m x 3.40m) Built-in wardrobe, cast iron fireplace, double glazed window to the front, radiator.</p> <p>Bedroom Two</p> <p>9' 10" x 7' 4" (3.00m x 2.24m) Double glazed window to the rear, radiator.</p> <p>Bathroom</p> <p>A suite comprising of a 'P' shaped bath with shower over, low level WC, wash hand basin, part tiled walls, heated towel rail, double glazed window to the rear.</p>

Outside
<p>Rear Garden</p> <p>Circa 150ft mainly laid to lawn with patio seating area, storage sheds.</p> <p>NB</p> <p>You have right-of-way across neighbouring houses for rear access.</p> <p>Directions</p> <p>From the centre of Ampthill, take Dunstable street towards Flitwick. At the mini roundabout, take the first exit onto Oliver Street. Arthur street is the first turning on the left and number 42 is on the left hand side.</p> <p>THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDORS</p> <p>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</p>

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.

