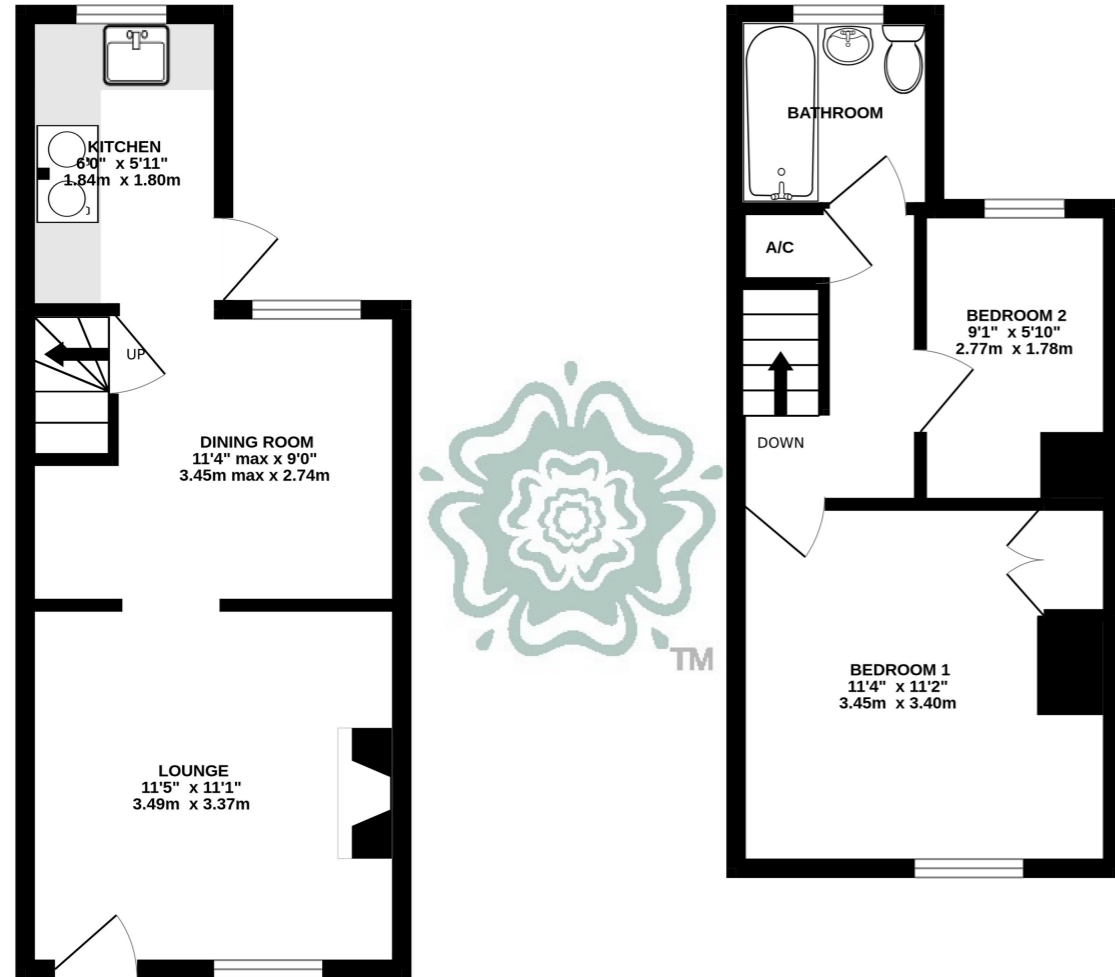


Floor Plans

GROUND FLOOR
277 sq.ft. (25.7 sq.m.) approx.

1ST FLOOR
255 sq.ft. (23.7 sq.m.) approx.



TOTAL FLOOR AREA : 532 sq.ft. (49.4 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.

31, Snow Hill

Maulden, Bedfordshire,
MK45 2BP
£280,000

Viewing by appointment only

Country Properties | 1, Church Street | MK45 2PJ
T: 01525 403033 | E: ampthill@country-properties.co.uk
www.country-properties.co.uk



A beautifully presented two bedroom cottage, full of character and set just off the main road. This charming row of cottages are in one of the best locations in Maulden, given the proximity to the village amenities and Ampthill town centre.

- Off-road parking for two cars.
- Outbuilding with power, light, water and drainer - currently used as a utility room.
- Beautifully presented with character features throughout.
- Quiet cul-de-sac located off the main road.
- Two bedrooms and first floor bathroom.
- Gas fired AGA providing heating to the property plus multi-fuel burner and electric radiators.

Ground Floor

Lounge

11' 5" x 11' 1" (3.48m x 3.38m) Brick feature fireplace with log burner, double glazed window and entrance door to the front.

Dining Room

11' 4" x 9' 0" (3.45m x 2.74m) Space for fridge freezer, stairs rising to first floor, double glazed window to the rear.

Kitchen

6' 0" x 5' 11" (1.83m x 1.80m) A range of base and wall mounted units with work surfaces over, gas Aga providing heating throughout the property, Belfast sink with vintage style hot and cold taps, stable door to courtyard, double glazed window to the rear.

First Floor

Landing

Access to boarded loft, airing cupboard housing hot water tank, electric radiator.

Bedroom One

11' 4" x 11' 2" (3.45m x 3.40m) Fitted wardrobe, double glazed window to the front, electric radiator.

Bedroom Two

9' 1" x 5' 10" (2.77m x 1.78m) Double glazed window to the rear.

Bathroom

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

Outside

Front Garden

Enclosed by picket fence with winding stepping stone pathway leading to front door. Laid to shingle with shrub borders.

Rear Garden

Paved courtyard. Service light. Right of way access over neighbours garden.

Outbuilding

In two sections. L-Shaped with power and light. Wall and base units with roll top work surfaces over. Space and plumbing for washing machine.

Parking

Off-road parking spaces for two cars.

Directions

From Ampthill take Church Street towards Maulden at the roundabout take the first left. Snow Hill is then the second turning on the right.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDORS

MAULDEN – This pretty village has a branch of Budgens convenience store open 7 days a week, also pubs and eateries (The George, The White Hart - a 17th Century thatched centrepiece of the village). It has a primary school, Maulden Lower School with after school club. Middle and Upper schools are at Ampthill. There is also a Pre-School private nursery (Tudor Court). Borders Maulden woods and Greensands walks. There are excellent transport links with access to the M1, junction 12, (6 miles) and main-line rail services, (Flitwick Station 2.6 miles), with journey time to London St Pancras under 50 minutes. Luton Airport is just three junctions south on the M1 and around 18 miles away for travel further afield.

