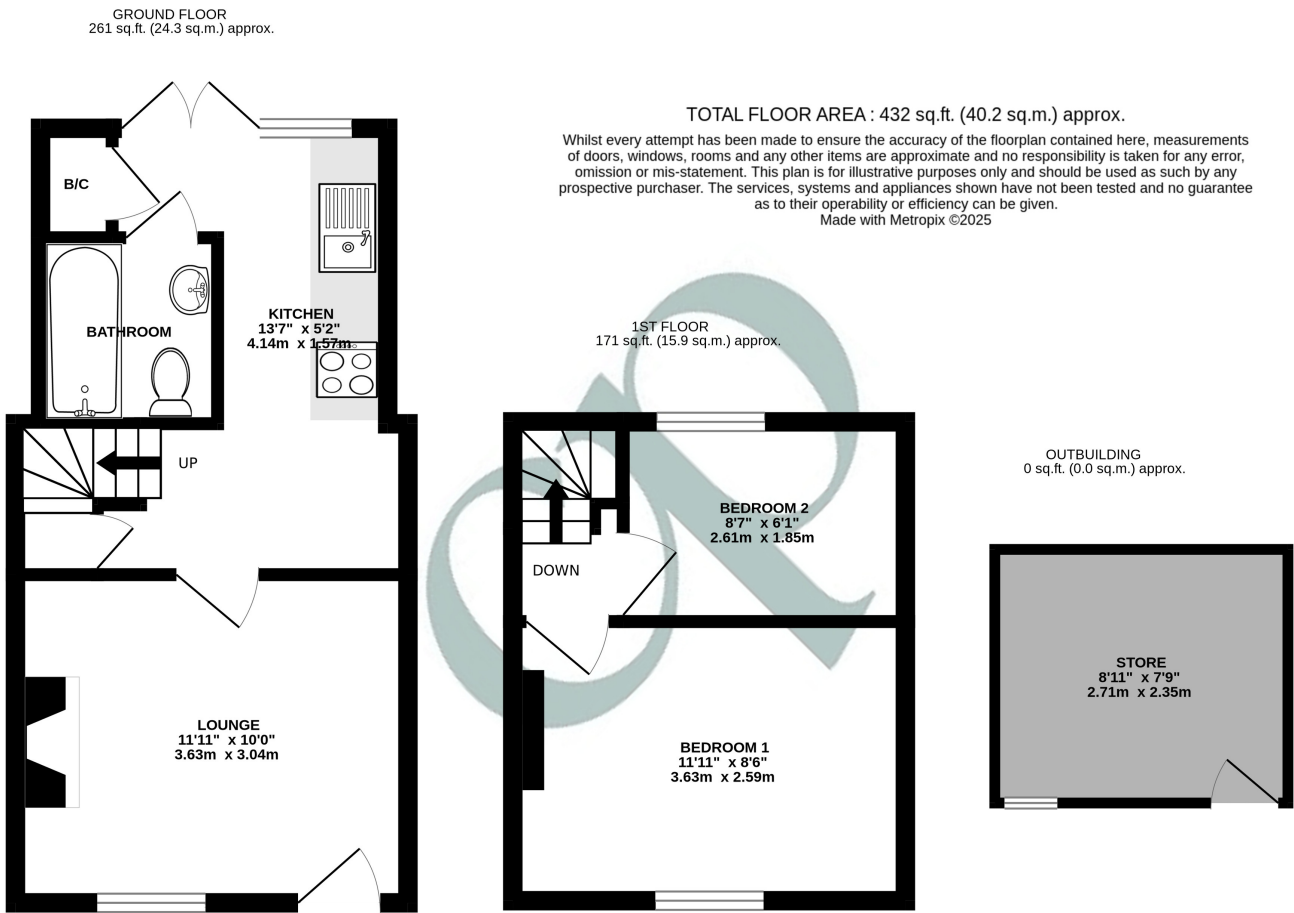


All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be 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: amptill@country-properties.co.uk
www.country-properties.co.uk

A charming little cottage with character features just a short distance from Ampthill's Georgian market town centre, this two bedroom home is ideal for those looking for their first home.

- No onward chain.
- Ideal first time buy or investment property with a rental yield of circa £1000pcm.
- Ground floor bathroom.
- Right-of-way across garden for neighbouring property.
- Brick-built outbuilding with covered porch and patio area.
- On-street parking only.

Ground Floor

Lounge

11' 11" x 10' 0" (3.63m x 3.05m)
Entrance door and double glazed window to the front, feature fireplace, radiator.

Kitchen/Breakfast Room

13' 7" x 5' 2" (4.14m x 1.57m) A range of base and wall mounted units with work surfaces over, stainless steel sink and drainer with mixer tap, integrated oven and hob with extractor over, cupboard housing boiler, French doors opening to the garden, double glazed window to the rear, radiator.

Bathroom

A suite comprising of a panelled bath with shower over, low level WC, wash hand basin, heated towel rail.



First Floor

Bedroom One

11' 11" x 8' 6" (3.63m x 2.59m)
Access to loft, double glazed window to the front, radiator.

Bedroom Two

8' 7" x 6' 1" (2.62m x 1.85m)
Double glazed window to the rear, radiator.

Outside

Rear Garden

A south-facing rear garden with a right-of-way for neighbouring properties, mainly laid to lawn with covered patio seating area and brick-built outbuilding.

