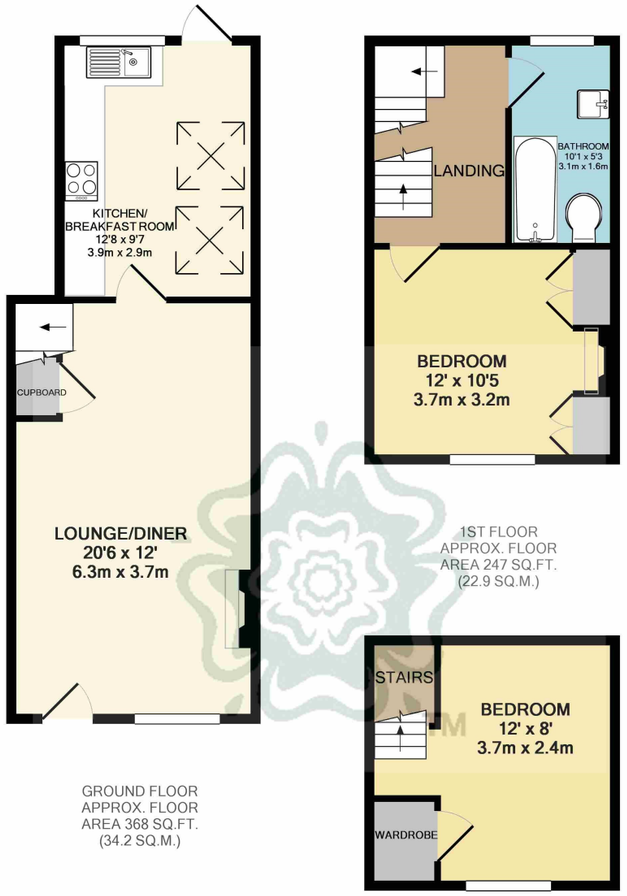
Floor Plans



TOTAL APPROX. FLOOR AREA 759 SQ.FT. (70.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2018

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:** ampthill@country-properties.co.uk
www.country-properties.co.uk

COUNTRY PROPERTIES
PART OF HUNTERS

4, Saunders Piece

Ampthill, Bedford,
MK45 2QB
£255,000

COUNTRY PROPERTIES
PART OF HUNTERS

A Victorian two bedroom town cottage just a stones throw from Ampthill centre, extended to provide a smart modern kitchen/breakfast room.

- Two double bedrooms, accommodation over three floors.
- Refitted bathroom
- Very well regarded local schools
- Lounge/diner and kitchen/breakfast room
- Enclosed rear garden with side access
- Close to local amenities & great commuter links

Ground Floor

Lounge/Dining Room

20' 6" x 12' 0" (6.25m x 3.66m) Double glazed entrance door, engineered wood flooring, Victorian style fireplace, quarry tiled hearth, stairs rising to first floor accommodation, double glazed window to front, radiator.

Kitchen/Breakfast Room

147' 8" x 9' 7" (45.01m x 2.92m) Modern fitted kitchen comprising of white base and wall mounted units with work surfaces over, ceramic one and a half bowl sink and drainer, integrated dishwasher, washing machine and dryer, inset stainless steel gas hob and electric oven with hood over, tiled splashbacks, double glazed door to garden, two Velux windows, double glazed window to rear, radiator.

First Floor

Landing

Radiator, stairs rising to second floor accommodation.

Bedroom One

10' 9" x 10' 5" (3.28m x 3.17m) Cast iron Victorian fireplace, two built in storage cupboards, engineered wood flooring, double glazed window to front, radiator.

Bathroom

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

Second Floor

Bedroom Two

12' 0" x 8' 0" (3.66m x 2.44m) Built in cupboard, double glazed window to front, radiator.

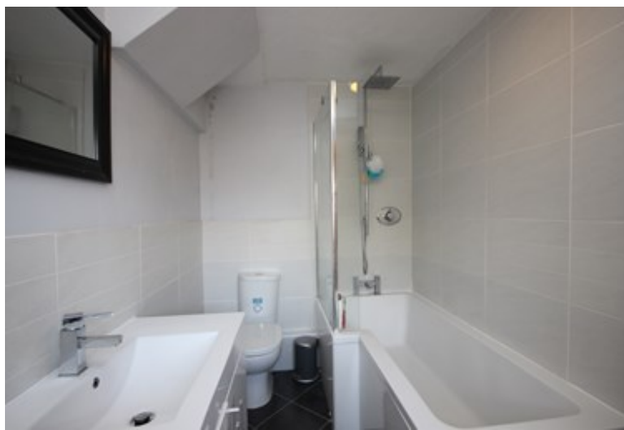
Outside

Rear Garden

Mainly laid to lawn with paved patio, fully enclosed, shed, side access and neighbour side access.

Directions

From the centre of Ampthill take Dunstable Street towards Flitwick. Turn left into Baker Street, and then Saunders Piece is the second on the left.

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 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 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.