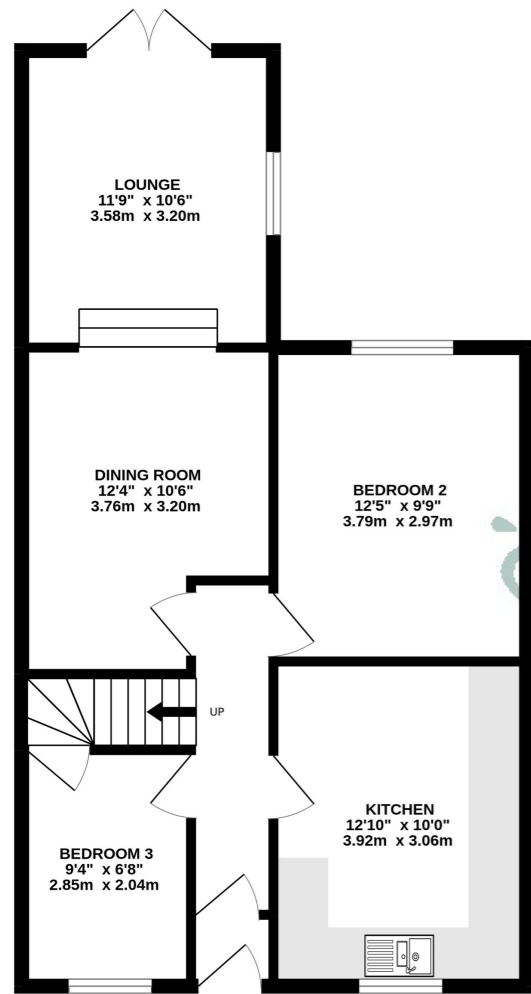
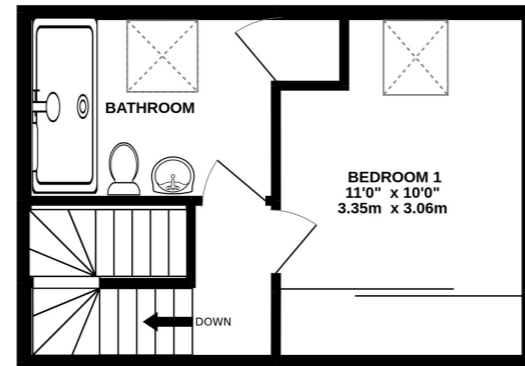


Floor Plans

GROUND FLOOR
622 sq.ft. (57.8 sq.m.) approx.



1ST FLOOR
277 sq.ft. (25.7 sq.m.) approx.



TOTAL FLOOR AREA : 899 sq.ft. (83.5 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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4 The Stables, Oliver Street

Amphill, Bedfordshire,
MK45 2RT
£395,000

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

COUNTRY PROPERTIES
PART OF HUNTERS

COUNTRY PROPERTIES
PART OF HUNTERS

A charming mid-terraced property on The Stables, a highly desirable road off of Oliver Street, with three bedrooms across two floors and benefits from a single garage and a parking space.

- Three bedrooms across two floors.
- No onward chain.
- Open plan lounge/diner opening on to the garden.
- Single garage in block with parking space in front.
- The Stables is a nice and quiet formally private road, now adopted by the council.
- East facing garden with rear access via side passageway.

Ground Floor

Kitchen

12' 10" x 10' 0" (3.91m x 3.05m) Fully refitted with a range of base and wall mounted units with work surfaces over, 1.5 basin stainless steel sink and drainer with mixer tap, integrated oven and electric hob, space for fridge freezer, boiler, double glazed window to the front with fitted blinds.

Dining Room

12' 4" x 10' 6" (3.76m x 3.20m) Steps down into:

Lounge

11' 9" x 10' 6" (3.58m x 3.20m) Vaulted ceiling with exposed beams, glazed French doors to the garden, double glazed window to the side with fitted blinds, radiator.

Bedroom Two

12' 5" x 9' 9" (3.78m x 2.97m) Double glazed window to the rear with fitted blinds, radiator.

Bedroom Three

9' 4" x 6' 8" (2.84m x 2.03m) Under stairs cupboard, double glazed window to the front with fitted blinds, radiator.

First Floor

Bedroom One

11' 0" x 10' 0" (3.35m x 3.05m) Fitted wardrobes with sliding doors, Skylight to the rear, radiator.

Bathroom

A suite comprising of a shower cubicle, low level WC, wash hand basin, skylight to the rear, storage cupboard, radiator.

Outside

Rear Garden

An east facing garden, mainly laid to lawn, hedge-lined, patio seating area, side passage creating rear access.

Garage

Single garage with up and over door and a parking space in front of the garage.

Directions

From the centre of Amptill take Dunstable Street towards Flitwick, at the first mini roundabout turn left into Oliver Street, follow down to the bottom and The Stables are on the right 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. Amptill 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. Amptill also has a high concentration of public amenities, The local Upper School in Amptill, 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. Amptill 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. Amptill is twinned with Nissan Lez Enservne in France. There are also rugby, football, cricket and bowls clubs.

