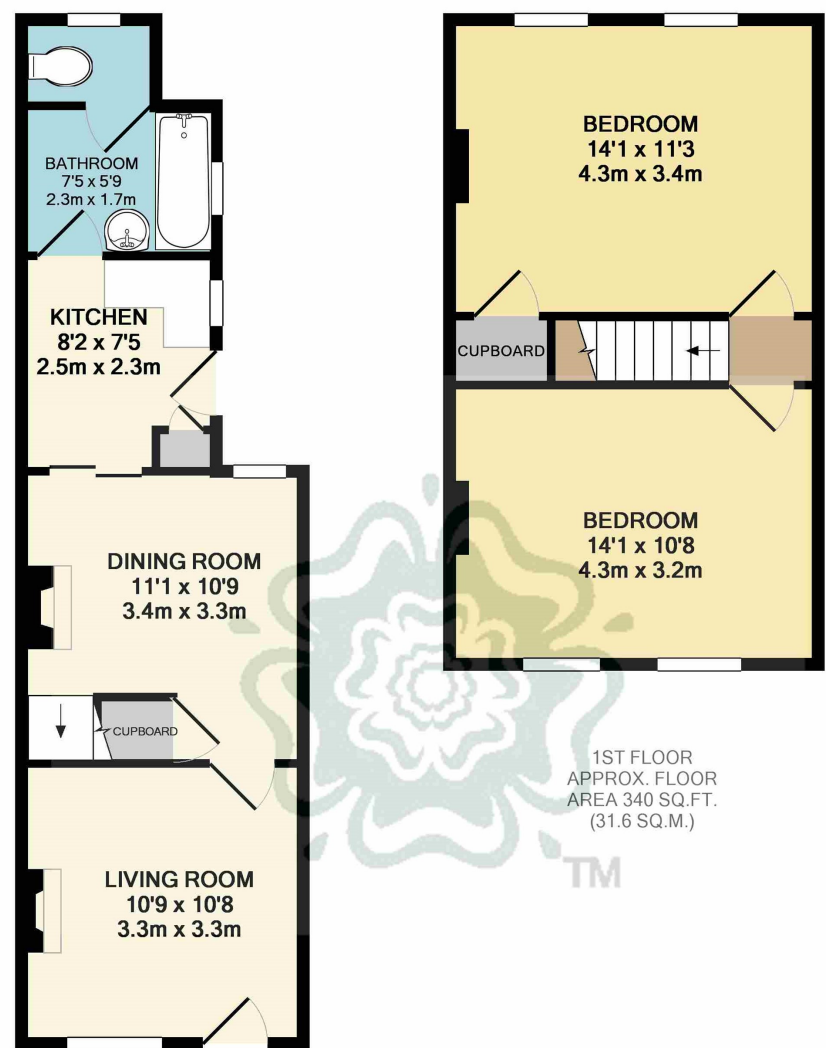


Floor Plans



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

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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
T: 01525 403033 | E: amphill@country-properties.co.uk
www.country-properties.co.uk



18, Neotsbury Road

Amphill, Bedfordshire,
MK45 2SU
Guide Price £200,000



Offered for sale in the form of sealed bids. This property is in need of updating and refurbishing, offers a good investment opportunity.

- Two double bedrooms
 - Good size garden with side access
 - A popular Ampthill location
- Lounge/dining room, kitchen & bathroom
 - No onward chain
 - Potential to extend and loft conversion (STPP)

Ground Floor

First Floor

Lounge

Gas fireplace with tiled hearth & surround, double glazed window to front.

Dining Room

Window to rear, full height brick fireplace, original quarry tiled flooring, built in under stairs cupboard, stairs rising to first floor accommodation.

Kitchen

A range of base and wall mounted cupboards with work surfaces over, one and a half bowl sink drainer, space for dishwasher, built in cupboard, window to side.

Bathroom

Panelled bath, wash hand basin, low level WC, heated towel rail, window to side, water heater boiler.

Bedroom One

Two double glazed windows to front.

Bedroom Two

Window to rear, built in over stairs cupboard.

Outside

Front Garden

Gated with brick wall front garden, path to front door.

Rear Garden

Approx 60ft. Mainly laid to lawn. Access to side.

OPEN HOUSE DATES

Sunday 5th August 12pm - 12.45pm
Saturday 11th August 12pm - 12.45pm
Saturday 18th August 2pm- 2.45pm
Saturday 25th August 2pm-2.45pm
All sealed bids due into Country Properties Ampthill by Tuesday 28th August at 12pm

Directions

From the centre of Ampthill head along Dunstable Street towards Flitwick. At the mini roundabout turn left. Proceed down Oliver Street, the third turning on the left is Neotsbury Road.

AMPTHILL – is a small Georgian market town and civil parish in Bedfordshire, between Bedford and Luton, with a population of about 7,000. A regular market has taken place on Thursdays for centuries. The town has several lively pubs, a wide variety of restaurants, a Waitrose supermarket and a selection of small independent specialist shops. 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 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 and a police station. Ampthill benefits from excellent commuter links, located between junction 12 and 13 of the M1, nearby the A6 links Luton to Bedford and the A421 an efficient road into Milton Keynes.

PRELIMINARY DETAILS TO BE APPROVED BY VENDOR

