



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

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 www.country-properties.co.uk

Well presented and spacious 3 bedroom house located within convenient walking distance from the centre of the desirable market town of Ampthill and all local amenities.

The downstairs to the property features a large open plan lounge leading through to a conservatory area, a fully fitted modern kitchen with built-in dishwasher and fridge, separate utility room and cloakroom with space and plumbing for extra appliances, dining room, and french doors through to rear garden with large open lawn and paved patio area with storage.

Upstairs comprises of 2 big double bedrooms, one with storage cupboard, and 1 single bedroom, as well as a fully fitted modern bathroom featuring `P shaped` bath with mains shower over.

To the front of the property is a small walled garden with front gate.

