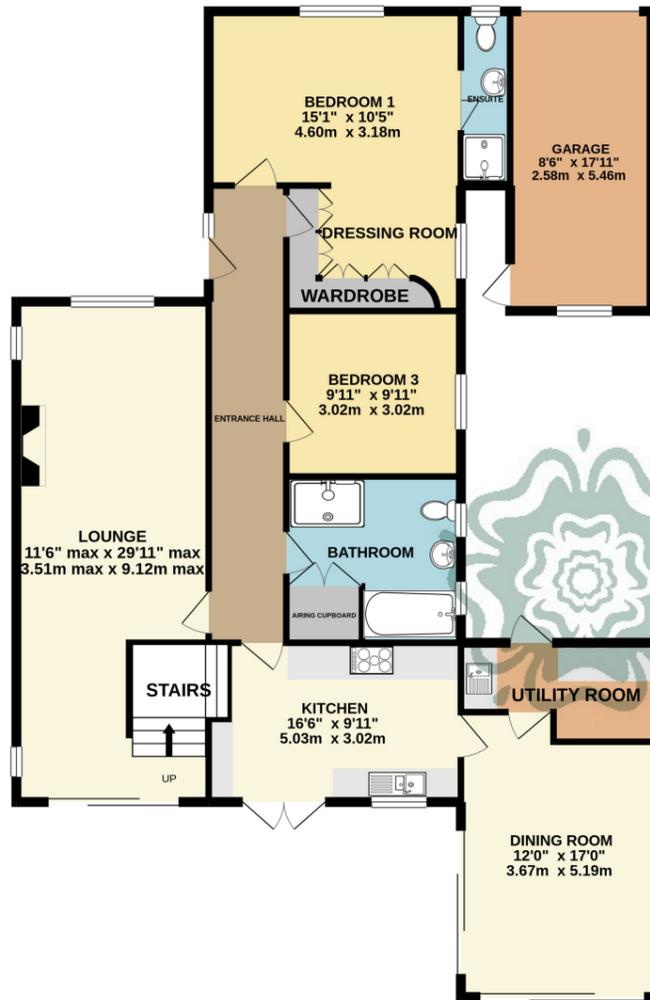


Floor Plans

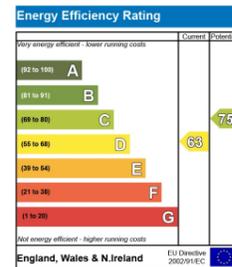
GROUND FLOOR
1488 sq.ft. (138.2 sq.m.) approx.

1ST FLOOR
303 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA: 1791 sq.ft. (166.4 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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14, Glebe Road

Amphill, Bedfordshire,

MK45 2TH

£650,000

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



A delightfully large three bedroom chalet style bungalow situated within one of Ampthill's most desirable areas.

- Two ground floor bedrooms, one with ensuite and dressing room.
- South facing garden.
- Off-road parking and single garage.
- First floor bedroom with WC.
- 29ft lounge.
- Internal courtyard.

Ground Floor

Entrance Hall

Entrance door, double glazed window to the side, radiator.

Lounge

29' 11" x 11' 6" (9.12m x 3.51m) Sliding patio doors, under stairs storage, gas burner, double glazed windows to the front and side, radiator.

Dining Room

17' 0" x 12' 0" (5.18m x 3.66m) Sliding patio doors to the side and rear, parquet style flooring, radiator.

Kitchen

16' 6" x 9' 11" (5.03m x 3.02m) A range of base and wall mounted units with work surfaces over, 1.5 basin sink and drainer, integrated dishwasher and fridge freezer, split level oven, induction hob, French doors to the garden, double glazed window to the rear, radiator.

Utility

Space for washing machine and tumble dryer, sink and drainer, door to courtyard, conventional boiler.

Bedroom One

15' 1" x 10' 5" (4.60m x 3.17m) Walk-in wardrobe, double glazed window to the front and side, radiator.

Ensuite

A suite comprising of a low level WC, wash hand basin, separate shower cubicle, double glazed window to the rear.

Bedroom Three

9' 11" x 9' 11" (3.02m x 3.02m) Double glazed window to the side, radiator.

Bathroom

A suite comprising of a panelled bath with shower mixer attachment, separate shower cubicle, low level WC, wash hand basin, fully tiled, heated towel rail, double glazed window to the side.

First Floor

Bedroom Two

13' 9" x 13' 3" (4.19m x 4.04m) Two skylights, built-in wardrobes, access to eaves, radiator.

WC

Low level WC and wash hand basin.

Outside

Rear Garden

Mainly laid to lawn with large patio seating area, hedge lined, small pond.

Garage

Up and over door, power and light.

Parking

Ample off-road parking.

Directions

From the centre of Ampthill head towards Flitwick. Take the third turning on your left into Glebe Road. No. 14 is on your 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. 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. There is a bus service to Bedford and a private bus to the excellent Harpur Trust schools. There is also a doctor's surgery, 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.

