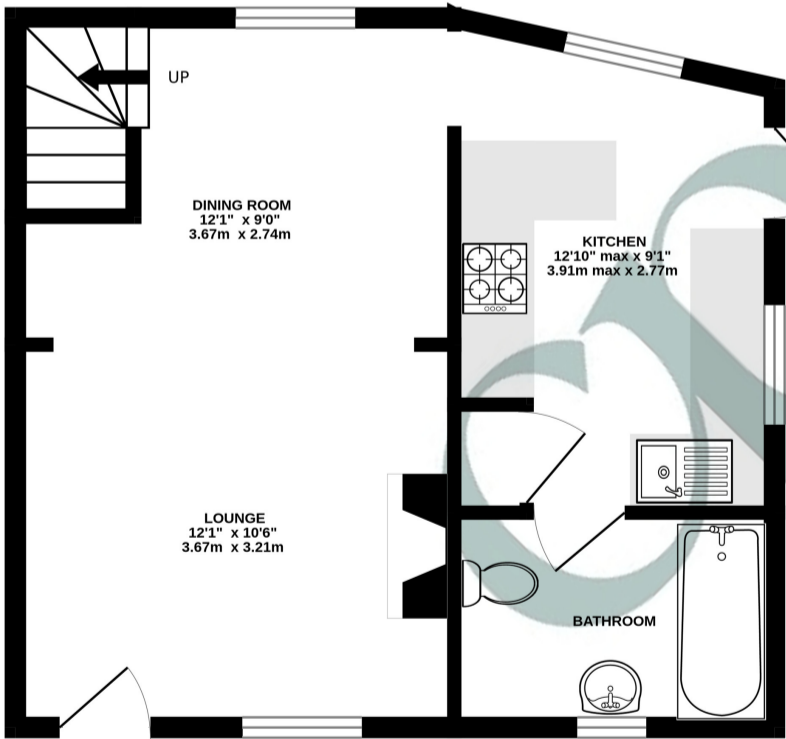
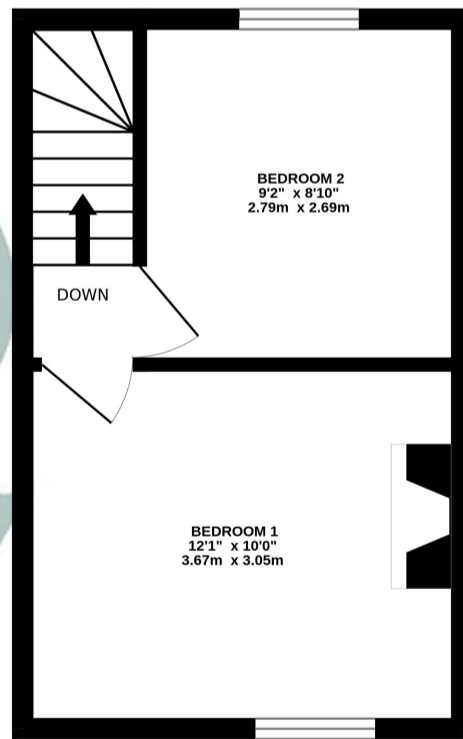




GROUND FLOOR
392 sq.ft. (36.4 sq.m.) approx.



1ST FLOOR
229 sq.ft. (21.2 sq.m.) approx.



TOTAL FLOOR AREA : 620 sq.ft. (57.6 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.
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	54	
(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

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 perfect town centre bolthole - two bedrooms and off-road parking, tucked away just off Park Street with stunning views of Ampthill's rooftops and the town centre of your doorstep, this is a real special find!

- Town centre location.
- Two off-road parking spaces.
- Amazing rooftop views.
- Two double bedrooms.
- Ground floor bathroom.
- No onward chain.

Ground Floor

Lounge/Diner

Lounge - 12' 1" x 10' 6" (3.68m x 3.20m)

Dining Area - 12' 1" x 9' 0" (3.68m x 2.74m)

UPVC entrance door, brick feature fireplace, double glazed windows to the front and rear, two radiators.

Kitchen

12' 10" x 9' 1" (3.91m x 2.77m) A range of base and wall mounted units with work surfaces over and peninsula, composite sink and drainer with mixer tap, space for appliances, side door to garden, double glazed windows to the side and rear, radiator.

Bathroom

A suite comprising of a panelled bath with electric shower over, low level WC, wash hand basin, cupboard housing gas combi-boiler, double glazed window to the front, heated towel rail.

First Floor

Landing

Access to loft.



Bedroom One

12' 1" x 10' 0" (3.68m x 3.05m) Feature fireplace, double glazed window to the front, radiator.

Bedroom Two

9' 2" x 8' 10" (2.79m x 2.69m) Double glazed window to the rear, radiator.

Outside

Front Garden

Lawn area with rooftop views over Ampthill, concreted parking area for two cars.

Directions

From the centre of Ampthill take Bedford Street and the first turning on your left is Park Street. No. 6 is on your left hand side.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY VENDORS.

