



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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A rare three bedroom detached home, only a stone's throw from Ampthill town centre and highly regarded schools, set on a corner plot close to the green at the centre of the development.

- Offered with no upper chain.
- Situated on a corner plot.
- Rental yield of circa £1650 pcm.
- South-facing rear garden.
- Highly regarded local school catchment.

Ground Floor

Entrance Hall

UPVC entrance door to the front, double glazed window to the side.

Cloakroom

A suite comprising of a low level WC, wash hand basin, double glazed window to the front, radiator.

Lounge

15' 9" x 11' 9" (4.80m x 3.58m) Two double glazed windows to the front, radiator.

Kitchen

14' 6" x 8' 5" (4.42m x 2.57m) A range of base and wall mounted units with work surfaces over, stainless steel sink and drainer with mixer tap, integrated oven and gas hob with extractor over, space for appliances, under stairs cupboard, two double glazed windows to the rear, radiator.

Conservatory

13' 1" x 8' 11" (3.99m x 2.72m) Brick-base conservatory, units with space and plumbing for washing machine and tumble dryer.

First Floor

Landing

Double glazed window to side aspect.

Bedroom One

13' 11" x 8' 2" (4.24m x 2.49m) Two double glazed windows to the front, radiator.

Bedroom Two

10' 2" x 7' 5" (3.10m x 2.26m) Two double glazed windows to the rear, radiator.

Bedroom Three

7' 4" x 6' 1" (2.24m x 1.85m) Cupboard over the stairs housing combi-boiler, access to loft, double glazed window to the front, radiator.

Bathroom

A suite comprising of a panelled bath with shower over, low level WC, wash hand basin, double glazed window to the rear, radiator.

Outside

Rear Garden

A south-facing rear garden on a corner plot with conifer hedging, lawn and patio seating area. Large storage shed on one side and extra space down the other side, rear access through side gate.

Parking

Driveway to the side of the property providing off-road parking.

