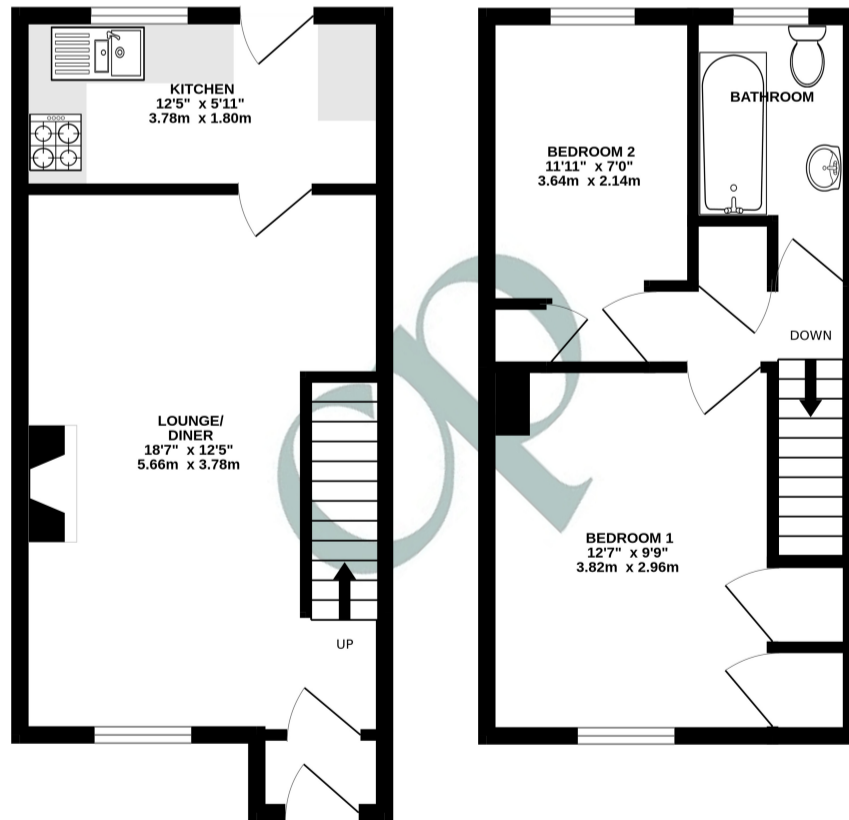




GROUND FLOOR
309 sq.ft. (28.7 sq.m.) approx.

1ST FLOOR
301 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA: 609 sq.ft. (56.6 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.
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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: ampthill@country-properties.co.uk
www.country-properties.co.uk

Perfectly situated within a stone's throw of everything that Maulden has to offer, this nicely presented two bedroom terraced property is ideal for any first time buyer or investor.

- Two bedrooms and first floor bathroom.
- No onward chain.
- Garage en-bloc to the rear of the property.
- Short distance to local amenities and Ampthill's town centre.
- South-facing rear garden.
- A rare terraced property without a right-of-way.

Ground Floor

Entrance Porch

Double glazed window to side, door into:

Lounge/Diner

18' 7" x 12' 5" (5.66m x 3.78m) Open fireplace, double glazed hanging bay window to the front, stairs rising to first floor, radiator.

Kitchen

12' 5" x 5' 11" (3.78m x 1.80m) A range of base and wall mounted units with work surfaces over, 1.5 basin stainless steel sink and drainer with mixer tap, integrated oven with gas hob and extractor over, space for appliances, door to garden, heated towel rail, double glazed window to the rear.

First Floor

Landing

Access to loft with ladder, storage cupboard.

Bedroom One

12' 7" x 9' 9" (3.84m x 2.97m) Two cupboards over stairs, double glazed window to the front, radiator.

Bedroom Two

11' 11" x 7' 0" (3.63m x 2.13m) Storage cupboard, double glazed window to the rear, 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

Front Garden

Paved garden with picket fence.

Rear Garden

South-facing garden, mainly laid to lawn with patio seating area and gated access to rear leading to single garage en-bloc.

Garage

En-bloc accessed via Moor Lane.

Directions

On entering Maulden from Ampthill onto Snow Hill continue onto Ampthill Road. The house is situated about 200 yards after the Village Hall on the right hand side.

THESE ARE PRELIMINARY DETAILS STILL TO BE APPROVED BY VENDOR.

