



**TOTAL FLOOR AREA : 1773 sq.ft. (164.7 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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Viewing by appointment only

Country Properties | 1, Church Street | MK45 2PJ  
T: 01525 403033 | E: amptill@country-properties.co.uk  
www.country-properties.co.uk

A perfect representation of one of Ampthill's Victorian semi's, full of character! This double bay fronted four bedroom house on the highly sought after Arthur Street is a stone's throw from the town centre, has an absolutely stunning south-facing garden and the benefit of a garage - it's a real must see!

- Four double bedrooms with one accessed through another.
- Integrated garage with parking in front.
- Beautiful character features throughout.
- Town centre location.
- Immaculately presented south-facing garden.
- Offered with no onward chain.

## Ground Floor

### Entrance Hall

Wooden entrance door to the front, stairs rising to first floor and stairs down to basement.

### Cloakroom

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

### Lounge

12' 7" x 12' 6" (3.84m x 3.81m) Feature fireplace, sash bay window to the front, radiator.

### Dining Room

16' 0" x 12' 4" (4.88m x 3.76m) Feature fireplace with log burner, double doors opening to the rear garden, sash bay window to the front, radiator.

### Kitchen

14' 0" x 11' 11" (4.27m x 3.63m) A range of base and wall mounted units with granite work surfaces over, Belfast sink and drainer with mixer tap, space for appliances, double glazed sash windows to both sides, door to the side, radiator.

### Conservatory

10' 7" x 8' 3" (3.23m x 2.51m) Double doors opening to the rear garden.

### Basement

12' 3" x 12' 2" (3.73m x 3.71m)

## First Floor

### Landing

Two windows to the rear with stained glass, radiator.



### Bedroom One

12' 10" x 9' 10" (3.91m x 3.00m) Fitted wardrobes and cupboard over the stairs, airing cupboard housing hot water tank and boiler, access to loft, two double glazed sash windows to the front, radiator.

### Bedroom Two

12' 7" x 12' 6" (3.84m x 3.81m) Shower cubicle in chimney reveal, double glazed sash window to the front, radiator.

### Bedroom Three

11' 9" x 11' 6" (3.58m x 3.51m) Accessible via bedroom four, storage cupboard, double glazed sash window to the side, radiator.

### Bedroom Four

13' 9" Max. x 11' 8" (4.19m x 3.56m) Storage cupboard, two double glazed sash windows to the side, radiator, door to bedroom three.

### Bathroom

A suite comprising of a panelled bath, low level WC, wash hand basin, heated towel rail, double glazed sash window to the side.

## Outside

### Garden

A beautiful oasis - this south-facing, mature garden is 30 years in the making and can be appreciated all year round as it wraps around the conservatory.

### Parking

Garage with power and light, plus space to park in front of the garage.

### Directions

From the centre of Ampthill, take Dunstable Street towards Flitwick. Take the 3rd left into Oliver Street. Take the next left into Arthur Street and follow the road around. Number 36 is on the left.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDORS

