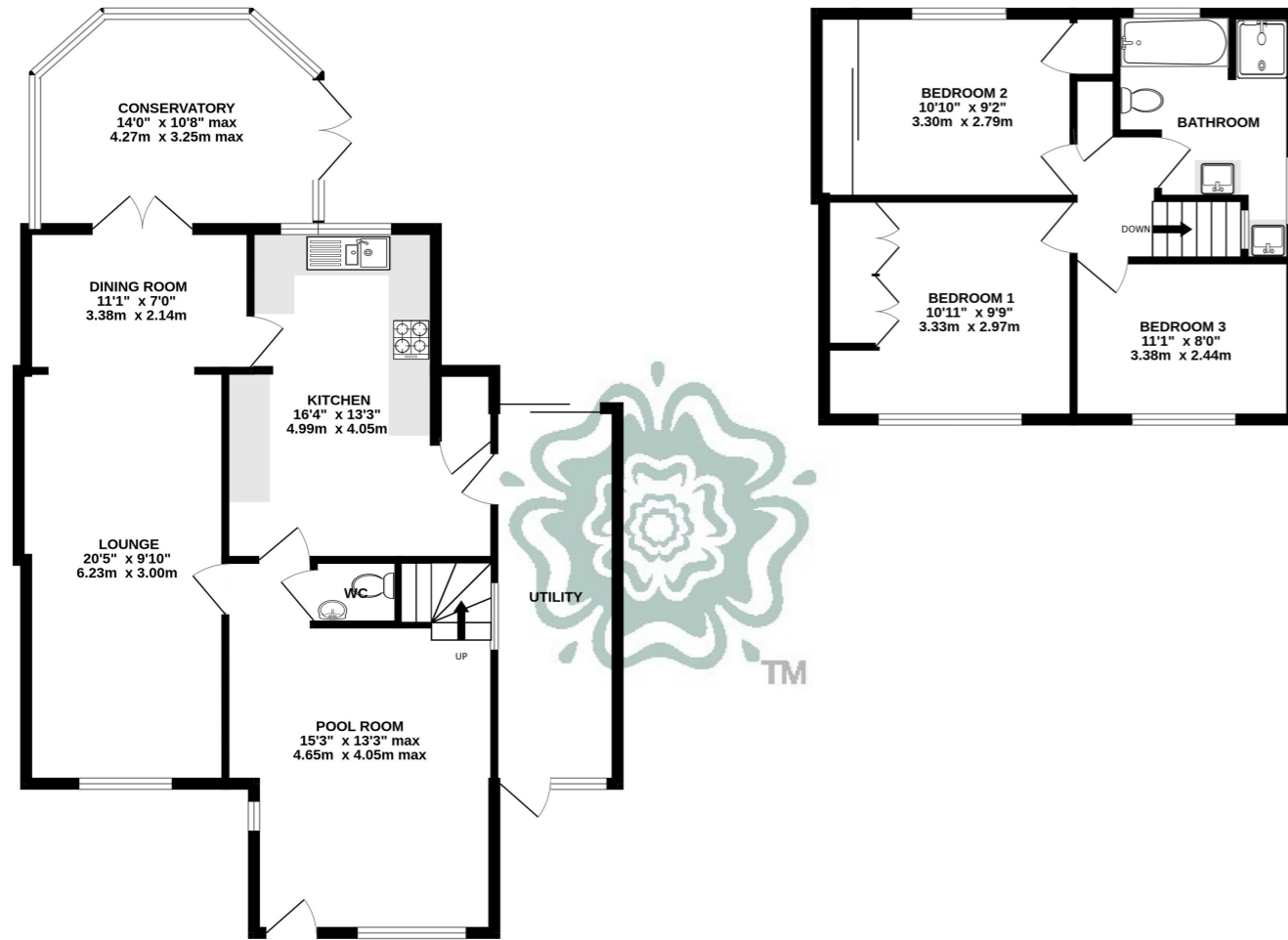


Floor Plans

GROUND FLOOR
957 sq.ft. (88.9 sq.m.) approx.

1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA: 1423 sq.ft. (132.2 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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187, Oliver Street

Ampthill, Bedfordshire,
MK45 2SF
£425,000

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: ampthill@country-properties.co.uk
www.country-properties.co.uk



A good size three bedroom semi detached property set in a convenient location for schools and the doctors surgeries spanning over 1,400sqft this property is a must see!

- Three double bedrooms
- West facing garden
- Large ground floor space with three reception spaces
- Ample off road parking
- Highly regarded local schools
- Short distance to Ampthill town centre

Ground Floor

Reception Room

Composite entrance door to the front, stairs rising to first floor, under stairs cupboard, double glazed windows to the front and side, radiator.

Lounge/Diner

Glazed French doors to conservatory, double glazed window to the front, radiator.

Kitchen

A range of base and wall mounted units with work surfaces over, 1.5 basin stainless steel sink and drainer with mixer tap, integrated split-level oven plus gas hob with extractor over, space for appliances, utility cupboard, double glazed window to the rear.

Cloakroom

Low level WC, wash hand basin.

First Floor

Landing

Access to part boarded loft with ladder, storage cupboard.

Bedroom One

Fitted wardrobes, double glazed window to the front, radiator.

Bedroom Two

Fitted wardrobes, double glazed window to the rear, radiator.

Bedroom Three

Double glazed window to the front, radiator.

Bathroom

A suite comprising of an air bath and separate shower cubicle, 'his and hers' wash hand basins, low level WC, heated towel rail, double glazed windows to the side and rear.

Outside

Rear Garden

Landscaped, west facing garden, mainly laid to lawn with block paved seating area and shed.

Parking

Shingled driveway providing ample off-road parking.

Directions

From the centre of Ampthill take Dunstable Street towards Flitwick and at the first mini roundabout turn left into Oliver Street. Follow the road to the bottom and as it bends around to the right, number 187 is on the 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.

