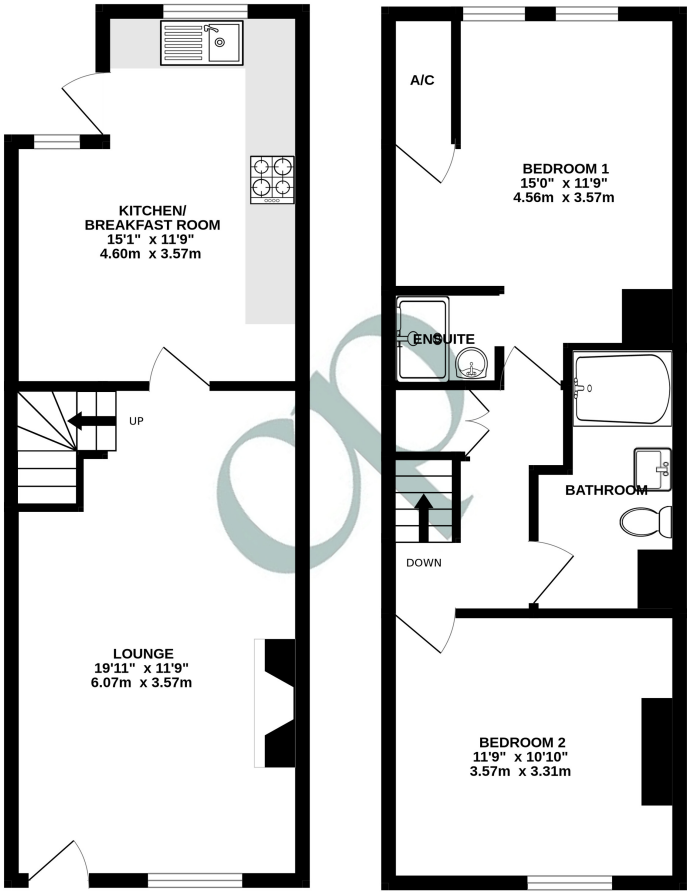
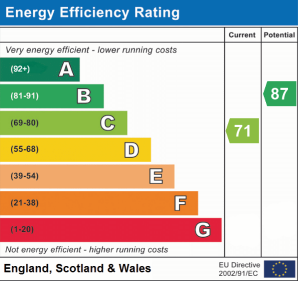


GROUND FLOOR

1ST FLOOR



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 beautifully presented previously extended, period cottage nestled on the back streets of Neotsbury Road, only a short distance from Ampthill's centre. All with a large west-facing rear garden making this property ideal for first time buyers.

- Two double bedrooms, shower room and bathroom
- Exposed Beams & Character Features
- Large established rear garden with patio area
- Kitchen/breakfast room and great sized lounge
- Beautifully presented throughout
- Only a short distance to Ampthill's town centre

Ground Floor

Lounge

20' x 11' 7" (6.10m x 3.53m) Access via front door, exposed ceiling beams, as the main focal point to the room is an attractive feature fireplace with wood burner, exposed wood flooring, two covered radiators, double glazed leaded style windows to front, turning staircase to the first floor. Door to:

Kitchen/Breakfast Room

15' 3" x 12' (4.65m x 3.66m) A range of base and wall mounted units with quartz work surfaces over, incorporated stainless steel sink drainer unit, fitted oven, hob and extractor fan, space for upright fridge/freezer, plumbing and space for washing machine and dishwasher, exposed ceiling beams, concealed gas boiler, part tiled walls, tiled floor, part double glazed leaded style door to side and window to rear.

First Floor

Landing

Doors to all rooms, loft access, exposed ceiling beams and wall panelling, built in cupboard.



Bedroom One

15' x 11' 8" (4.57m x 3.56m) Two double glazed leaded windows to rear, fitted carpet, built in cupboard housing hot water tank, two radiators.

Ensuite

Wash hand basin, separate shower cubicle, fully tiled walls, ceiling downlighters.

Bedroom Two

11' 7" x 11' 4" (3.53m x 3.45m) Double glazed leaded style window to front, exposed beams, radiator.

Bathroom

A suite comprising panelled bath with mixer attachment shower over, wash hand basin, low level WC, part tiled walls, tiled floor, ceiling downlighters, heated towel radiator.

Outside

Rear Garden

Immediately to the rear of the property is a patio area with steps leading to a lawned garden, shed, plant borders, outside tap.

