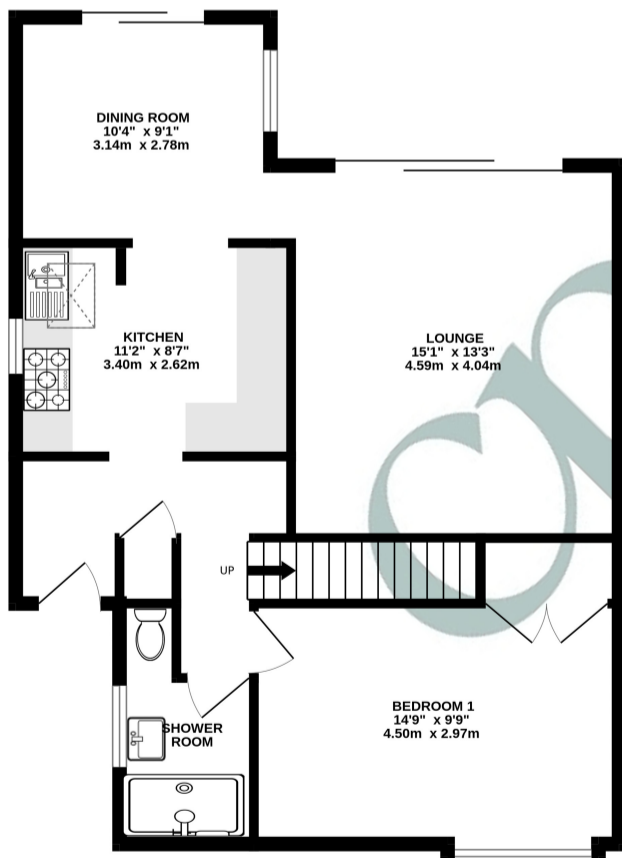
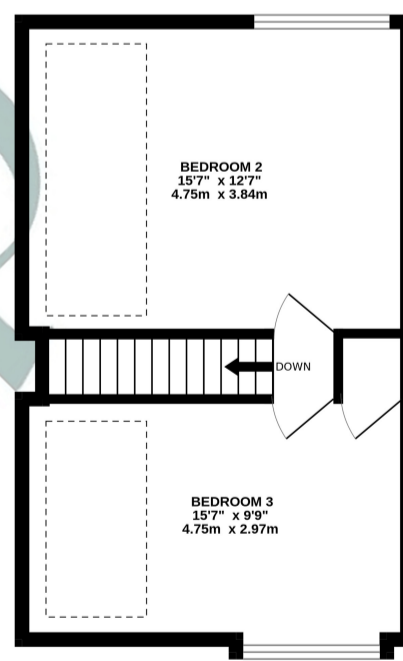




GROUND FLOOR
692 sq.ft. (64.3 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 1081 sq.ft. (100.5 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	84
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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

Set on the highly sought after Holland Road, this beautiful recently renovated chalet bungalow is the perfect downsize for anyone looking to move into Ampthill with it's future-proof ground floor living.

- Ample off-road parking.
- Future-proof home with one bedroom and a bathroom on the ground floor.
- Stunning south facing garden.
- Open plan living creating a great house for entertaining.
- Timber garden room with additional storage.
- Recently renovated throughout.

Ground Floor

Entrance Hall

UPVC entrance door, storage cupboard, radiator.

Lounge

15' 1" x 13' 3" (4.60m x 4.04m) Door opening to the patio seating area, double glazed window to the rear, full-height radiator, opening to:

Dining Room

10' 4" x 9' 1" (3.15m x 2.77m) Patio door opening to the raised decking area in the garden, double glazed window to the side, opening to:

Kitchen

11' 2" x 8' 7" (3.40m x 2.62m) A range of base and wall mounted units with stone work surfaces over, integrated split-level ovens and microwave, gas hob with extractor over, integrated fridge freezer and washing machine, exposed oak shelving, Skylight window to the rear and double glazed window to the side, full-height radiator.

Bedroom One

14' 9" x 9' 9" (4.50m x 2.97m) Fitted wardrobes under the stairs, double glazed window to the front with fitted shutters, radiator.



Bathroom

A suite comprising of a shower cubicle, low level WC, wash hand basin, heated towel rail, double glazed window to the side with fitted shutters.

First Floor

Bedroom Two

15' 7" x 12' 7" (4.75m x 3.84m) Double glazed window to the rear with fitted shutters, radiator.

Bedroom Three

15' 7" x 9' 9" (4.75m x 2.97m) Access to loft, cupboard housing boiler, double glazed window to the front with fitted shutters, radiator.

Outside

Rear Garden

A stunning and private south-facing rear garden, tiered with decking and patio seating areas along with mature shrubs and bushes, timber storage building with power that could be converted to provide a home office.

Parking

Driveway providing ample off-road parking to the front.

