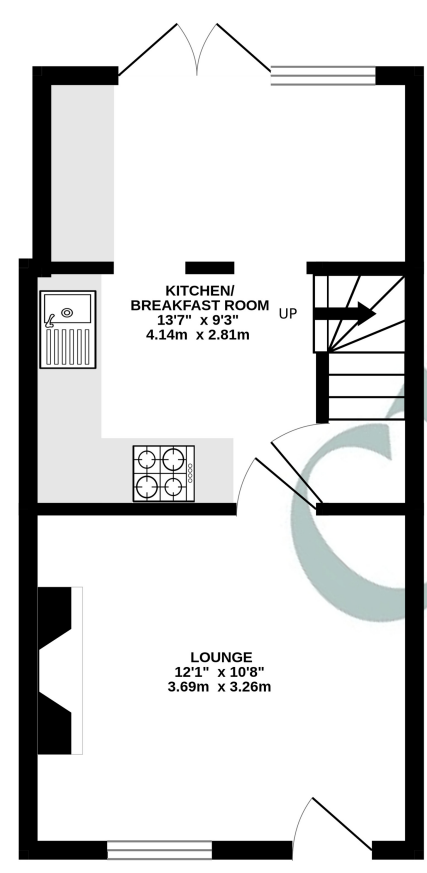




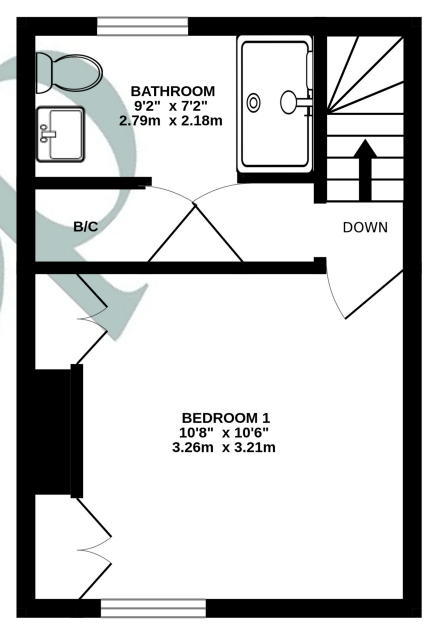
country
properties

47, Dunstable Street
Ampthill, Bedfordshire,
MK45 2NJ
£240,000

GROUND FLOOR
284 sq.ft. (26.4 sq.m.) approx.

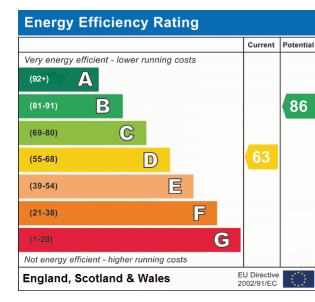


1ST FLOOR
217 sq.ft. (20.1 sq.m.) approx.



TOTAL FLOOR AREA: 501 sq.ft. (46.5 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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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

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A beautiful example of a one bedroom property! Don't miss out on a rare opportunity to get yourself into Ampthill's town centre with this extended and stunningly presented cottage.

- One double bedroom with first floor bathroom.
- Extended on the ground floor to create a kitchen/breakfast room.
- Town centre location.
- Ideal home for first time buyers or investors.
- On-street parking.
- Off-set garden to the rear.

GROUND FLOOR

Lounge
12' 1" x 10' 8" (3.68m x 3.25m) UPVC entrance door to the front, feature fireplace, leaded-light double glazed window to the front, radiator.

Kitchen/Diner
13' 7" x 9' 3" (4.14m x 2.82m) A range of units with work surfaces over, stainless steel sink and drainer with mixer tap, integrated oven and gas hob with extractor over, integrated fridge freezer, space for washing machine, French doors opening to the garden, stairs rising to first floor with under stairs cupboard, double glazed window to the rear, two radiators.

FIRST FLOOR
Bedroom One
10' 8" x 10' 6" (3.25m x 3.20m) Access to part boarded loft with ladder, fitted wardrobes, leaded-light double glazed window to the front, radiator.

Bathroom
A suite comprising of a shower cubicle, low level WC, wash hand basin, cupboard housing gas combi-boiler, heated towel rail, double glazed window to the rear.

OUTSIDE
Rear Garden
Patio and decking seating area with off-set lawn area, separated by right-of-way.

