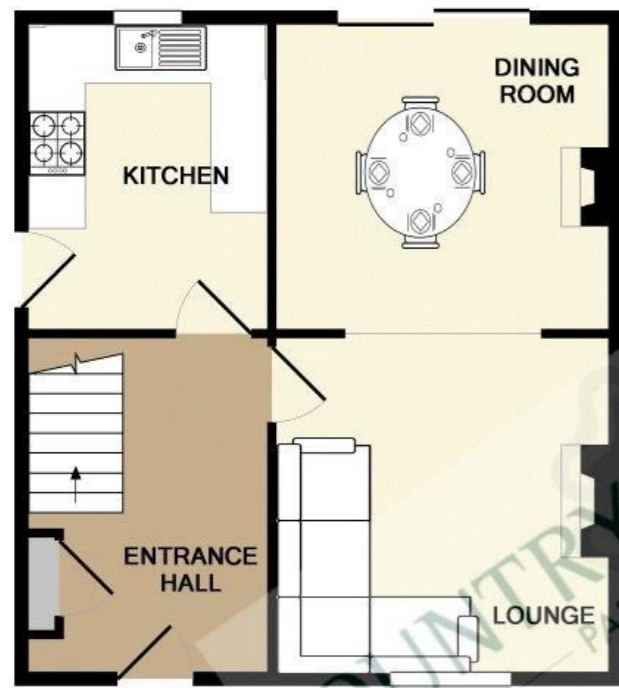
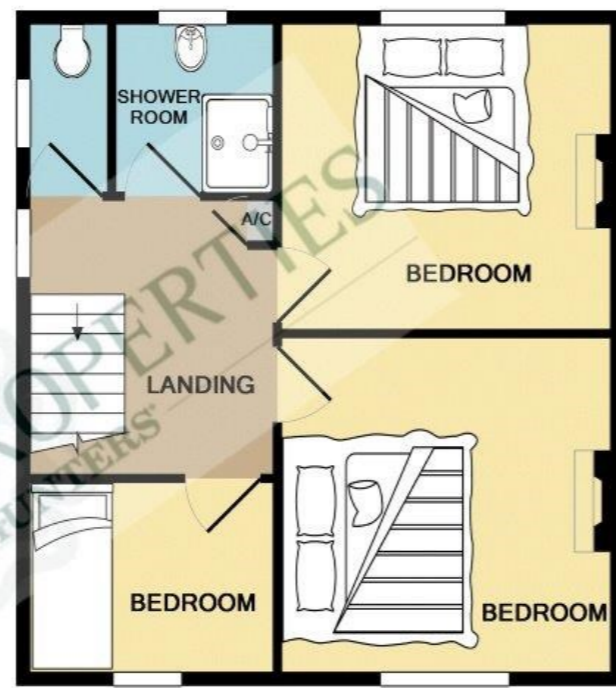


Floor Plans



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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24, Lyme Road

Ampthill, Bedfordshire,
MK45 2LB
£369,950

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 traditional three bedroom semi detached house set in a very sought after road in Ampthill.

- Set in an established sought after area within walking distance to the town centre
- Extra width garage with utility area
- Gas central heating
- Offered with vacant possession. No onward chain.
- Requiring some updating with great scope to extend or convert the roof space (Subject to planning permission)
- Double glazed windows

Ground Floor

Entrance Hall

Stairs rising to first floor accommodation, window to side, radiator, parquet flooring, understairs cupboard, entrance door to front.

Lounge

12' 2" x 12' 0" (3.71m x 3.66m) Open fireplace with brick surround, window to front, archway to:

Dining Room

11' 0" x 12' 0" max (3.35m x 3.66m) Patio doors to rear, radiator.

Kitchen

10' 5" x 8' 8" (3.17m x 2.64m) A range of base and wall mounted units with work surfaces over, electric oven with extractor hood over, plumbing for dishwasher, tiling to splashback areas, fridge freezer, quarry tiled flooring, spotlights to ceilings, door to side, window to rear.

First Floor

Landing

Window to side, built in airing cupboard, doors to:

Bedroom One

12' 1" x 10' 6" (3.68m x 3.20m) Window to front, radiator, built in wardrobes to one wall.

Bedroom Two

11' 10" x 10' 6" (3.61m x 3.20m) Window to rear, built in cupboard.

Bedroom Three

8' 10" x 7' 11" (2.69m x 2.41m) Window to front, radiator.

Shower Room

White suite comprising shower cubicle with electric shower unit and screen, vanity unit with cupboard under, tiling to two walls, window to rear, radiator.

W.C

Low level flush WC, window to side, radiator.

Outside

Front Garden

Mainly laid to lawn with mature beds and borders.

Garage

Up and over door with power and light, extra wide to rear.

Utility Area

Sink with base unit, plumbing for washing machine, space for additional appliance, gas boiler for central heating and hot water.

Rear Garden

Patio area with step up to lawn. Established beds and borders and summerhouse to remain.

Directions

From the centre of Ampthill proceed along Dunstable Street. Take the first right into Chandos Road. At the end of Chandos road take a left into Alameda Road and then a right into Lyme Road.

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 has taken place on Thursdays for centuries. The town has several lively pubs, a wide variety of restaurants, a Waitrose supermarket and a selection of small independent

specialist shops. 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 also has a high concentration of public amenities, The local Upper School in Ampthill, Redborne School, is a very successful 13 - 18 school that was graded "outstanding" in their recent Ofsted inspection. There is a bus service to Bedford and a private bus to the excellent Harpur Trust schools. Also there are doctor's surgeries, 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.

THESE ARE PRELIMINARY DETAILS STILL TO BE APPROVED BY THE VENDOR

