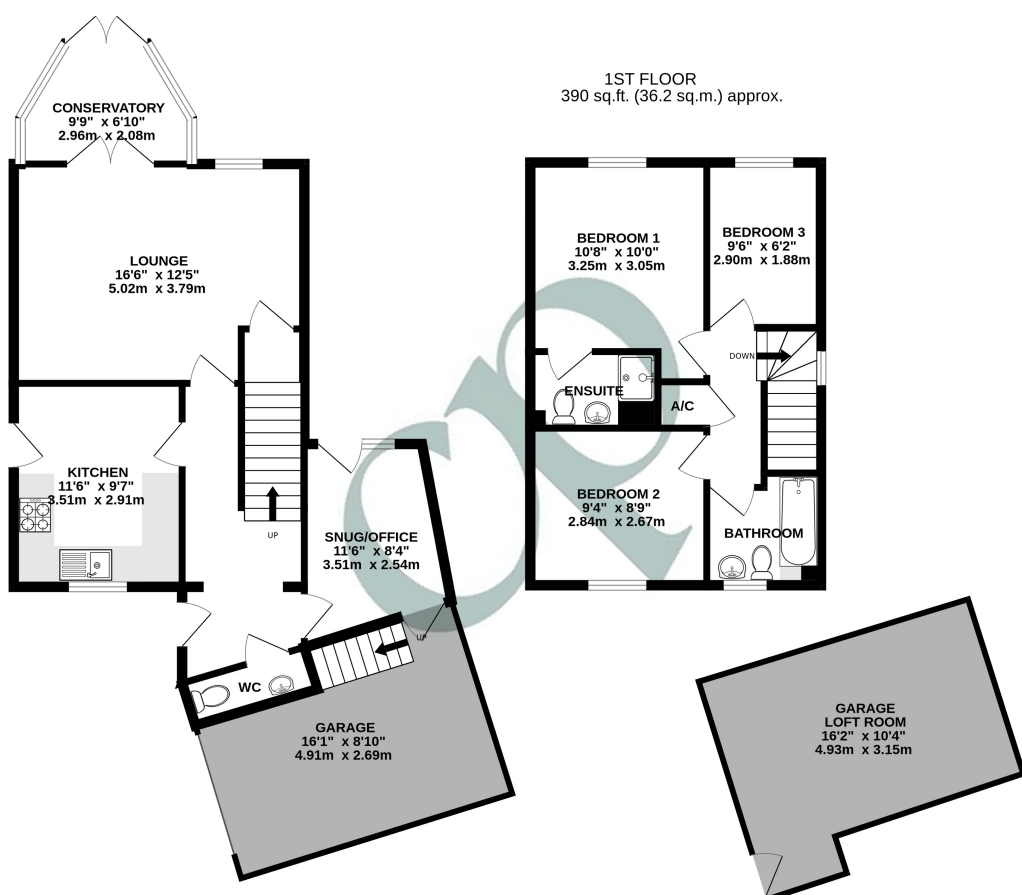




4, Ossory Place  
Amptill, Bedfordshire,  
MK45 2NZ  
£575,000

country  
properties

GROUND FLOOR  
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA : 967 sq.ft. (89.8 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: [amptill@country-properties.co.uk](mailto:amptill@country-properties.co.uk)  
[www.country-properties.co.uk](http://www.country-properties.co.uk)

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Tucked away on the quiet back street of Ossory Place, on the doorstep of Amphill town centre, this rarely available and immaculately presented home is the ideal for a young family or a down-sizers dream.

- Two double bedrooms and one single bedroom
- Two bathrooms with en suite to master bedroom.
- Ground floor cloakroom.
- No onward chain.
- Stunning south-facing and private walled garden.
- Probate yet to be granted.

Ground Floor

Entrance Hall

UPVC entrance door to the front, radiator.

Cloakroom

A suite comprising of a low level WC, wash hand basin, radiator.

Kitchen/Breakfast Room

11' 6" x 9' 7" (3.51m x 2.92m) A range of base and wall mounted units with work surfaces over, ceramic sink and drainer with mixer tap, integrated oven and gas hob with extractor over, space for appliances, gas boiler, door to side access, double glazed window to the front, radiator.

Snug/Office

11' 6" x 8' 6" (3.51m x 2.59m) Door to garden and door to garage, double glazed window to the rear, radiator.

Lounge

16' 6" x 12' 5" (5.03m x 3.78m) Feature fireplace with electric burner, French doors opening to the conservatory, under stairs cupboard, double glazed window to the front with shutters, radiator.

Conservatory

9' 9" x 6' 10" (2.97m x 2.08m) French doors opening to the rear garden.



First Floor

Landing

Access to partially boarded loft with ladder, airing cupboard housing hot water tank, double glazed window to the side.

Bedroom One

10' 8" x 10' 0" (3.25m x 3.05m) Double glazed window to the rear, radiator.

Ensuite

A suite comprising of a shower cubicle, low level WC, wash hand basin, double glazed window to the side, radiator.

Bedroom Two

9' 4" x 8' 9" (2.84m x 2.67m) Double glazed window to the front, radiator.

Bedroom Three

9' 6" x 6' 2" (2.90m x 1.88m) Double glazed window to the rear, radiator.

Bathroom

A suite comprising of a panelled bath with shower over, low level WC, wash hand basin, double glazed window to the front, radiator.

Outside

Rear Garden

A south-facing, walled garden, mainly shingle lined with raised rock-wall flower beds with shrubs and flowers.

Garage

Attached single garage with loft space, power and light, accessible via snug/office, access to garden.

Parking

Off-road parking in front of the garage.

