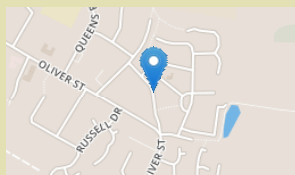
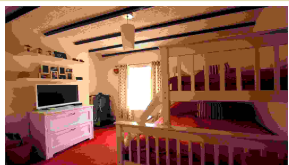


Directions From the centre of Ampthill, take Dunstable Street towards Flitwick, at the first mini roundabout turn left into Oliver Street and Neotsbury Road is the 3rd turning on your left hand side.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDOR

AMPTHILL – is a small Georgian market town and civil parish in Bedfordshire, between Bedford and Luton, with a population of about 8,000. 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 and a police station. 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.



Please Note 1. When making an appointment to view, please verify with us that the information you have is up to date and coincides with your expectations. 2. None of the statements contained in these particulars are to be relied on as statements of fact. Areas, measurements of distances are given as a guide only. 3. Unless otherwise stated, we have not tested any of the equipment, appliances or services to this property nor do we have any knowledge of any defects. 4. Potential purchasers are strongly advised to commission their own investigations into general condition of the property and to check critical dimensions for themselves, especially if ordering carpets or fitted furniture.

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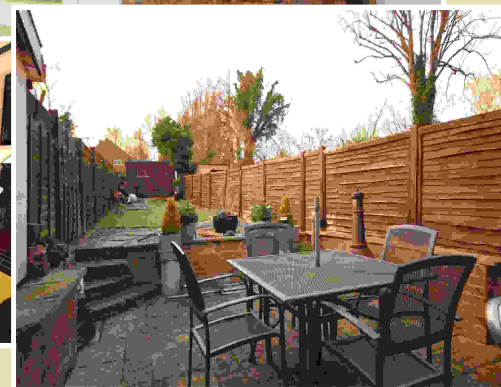
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A beautifully presented period property with extended accommodation and large garden situated in a popular and convenient location.

- Good size Living/Dining room with feature open fireplace
- Kitchen/Breakfast room with garden access
- Two double bedrooms, shower room and bathroom
- Exposed beams & character features
- Large established rear garden with patio area
- Rarely available and sought after location

Ground Floor

Lounge/Dining Room 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 open feature fireplace, 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 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, built in cupboard.

Bedroom One 15' x 11' 8" (4.57m x 3.56m) Two double glazed leaded windows to rear, wood flooring, 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, fully 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 and light.