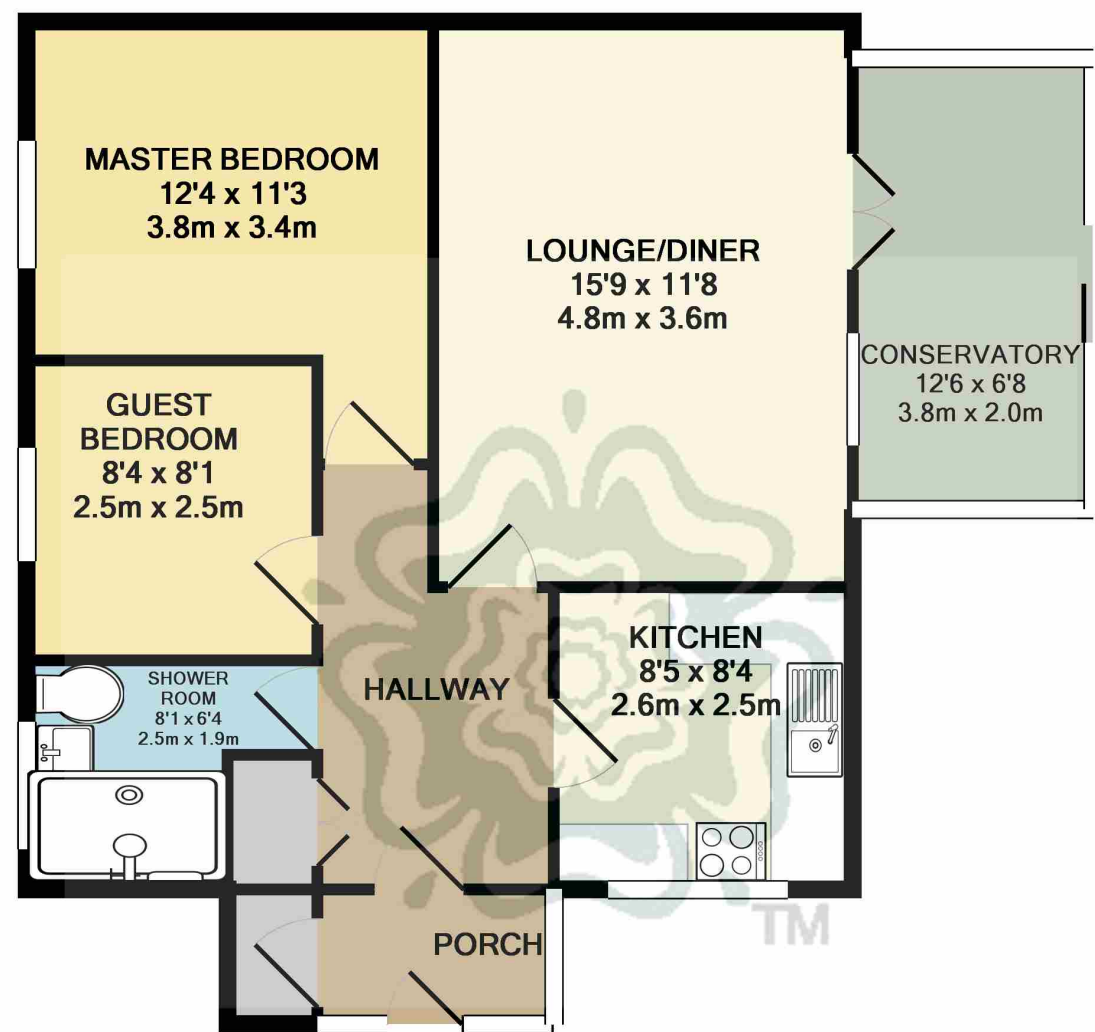


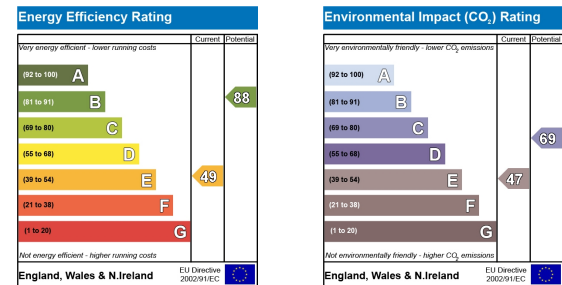
Floor Plans



TOTAL APPROX. FLOOR AREA 670 SQ.FT. (62.3 SQ.M.)

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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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.



14, Preston Close

Amphill, Bedfordshire ,
MK45 2QH
£235,000

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



Rarely available. A two bedroom semi-detached retirement bungalow in a small complex a short distance to Ampthill town centre.

- Shower/wet room.
 - Specifically for 55 years and over.
 - Visitor parking.
- Lounge/diner and conservatory.
 - Alarm/alert system.
 - Communal and lovely garden area to the rear.

Accommodation	
Entrance Porch	
Door to garden, storage shed.	
Entrance Hall	
Entrance door to front, built-in airing cupboard housing hot water tank, electric wall mounted heater.	
Lounge/Diner	
15' 9" x 11' 8" (4.80m x 3.56m) French doors to conservatory, electric wall mounted heater, double glazed window to rear.	
Kitchen	
8' 5" x 8' 4" (2.57m x 2.54m) A range of base and wall mounted units with work surfaces over, tiling to splashbacks, 1.5 basin stainless steel sink and drainer, space and plumbing for washing machine, space for fridge freezer and cooker and additional appliances.	
Conservatory	
12' 6" x 6' 8" (3.81m x 2.03m) Brick and double glazed UPVC construction, power and light, ceramic tiled flooring, patio door to rear.	
Bedroom One	
12' 4" x 11' 3" (3.76m x 3.43m) Fitted bedroom furniture, electric wall mounted heater, double glazed window to rear.	
Bedroom Two	
8' 4" x 8' 1" (2.54m x 2.46m) Fitted bedroom furniture, electric wall mounted heater, double glazed window to rear.	
Shower Room	
A white suite comprising of a walk in shower/wet area, wash hand basin, low level WC, fully tiled, double glazed window to rear, wall mounted heater.	

Outside	
Rear Garden	
The gardens are open plan and communal. This bungalow is lucky to be situated in a position opening to the rear garden area which is quite private. There is a patio area outside the conservatory with side access, lawn and bushes.	
Directions	
From the centre of Ampthill take the turning into Baker Street (one way) then take the first left into Preston Close.	
THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDOR.	
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 with local traders has taken place on Thursdays for centuries. The town has several lively pubs, a wide variety of very well-regarded restaurants, a Waitrose supermarket and a selection of small independent specialist shops and a small museum. 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 Great Park is beautiful, a great place to walk the dogs. There’s a children’s play area and a place to get a snack and a refreshment. It also hosts a three day music and family gala weekend in the summer. 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. There are also rugby, football, cricket and bowls clubs.	

