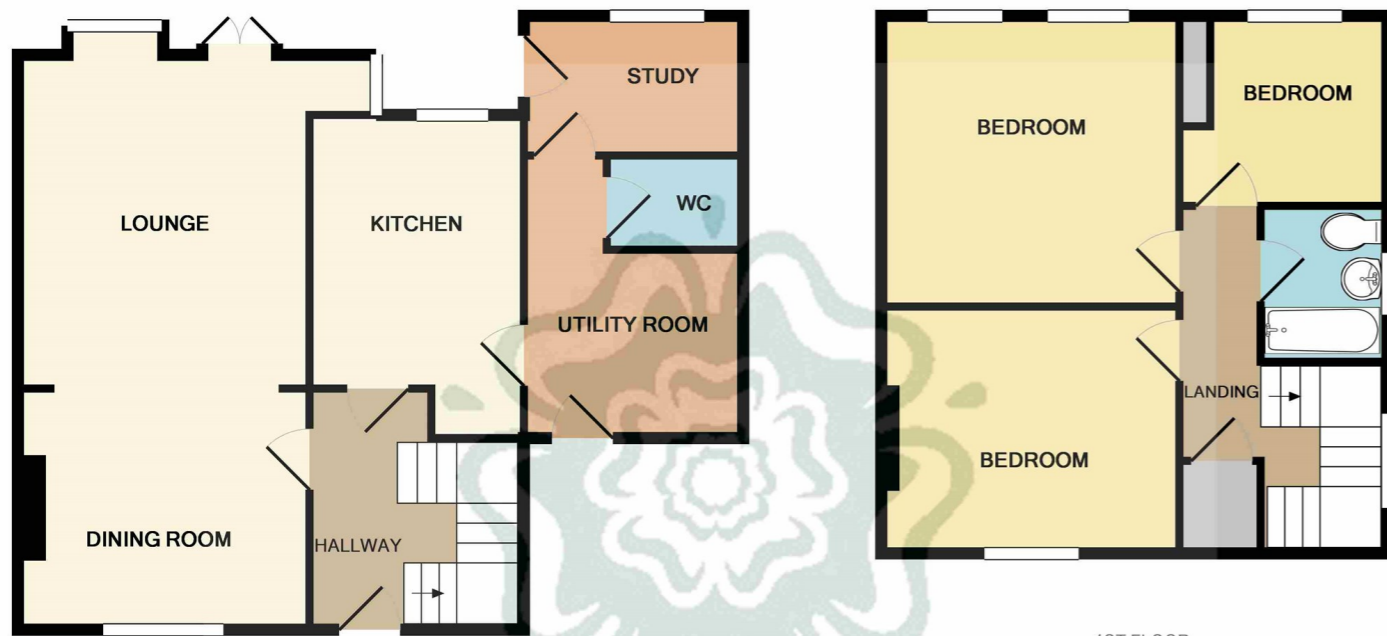


Floor Plans



GROUND FLOOR
APPROX. FLOOR
AREA 613 SQ.FT.
(56.9 SQ.M.)

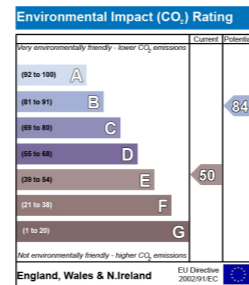
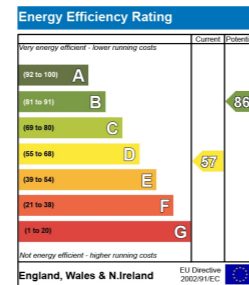
1ST FLOOR
APPROX. FLOOR
AREA 441 SQ.FT.
(41.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1053 SQ.FT. (97.9 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.



1, Queens Road

Amphill, Bedfordshire,

MK45 2TD

£355,750

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



In super condition throughout. A traditional three bedroom, semi detached house with attributes suited for a family.

- Three double bedrooms, first floor bathroom and ground floor cloakroom.
- Lounge, diner and study.
- Plenty of off road parking.
- No Chain.
- Modern kitchen and utility room.
- Well regarded school catchment.
- Generous garden with patio area.

Ground Floor

Entrance Hall

Entrance door to front, UPVC double glazed window to front, carpets, storage cupboard, stairs rising to first floor, radiator.

Lounge

16' 6" x 14' 10" (5.03m x 4.52m) UPVC double glazed French doors opening onto garden, double glazed window to rear, carpet, radiator.

Dining Room

11' 1" x 9' 1" (3.38m x 2.77m) Double glazed window to front, radiator.

Kitchen

16' 1" x 7' 1" (4.90m x 2.16m) A range of base and wall mounted units with work surfaces over, 1.5 basin sink and drainer with mixer tap over, tiling to splashbacks, space for American style fridge freezer, space for dishwasher, double glazed window to rear, radiator.

Utility

9' 0" x 7' 1" (2.74m x 2.16m) A range of base and wall mounted units with work surfaces over, space and plumbing for washing machine and dryer, boiler, radiator, ceramic tiled flooring, UPVC door to front.

Cloakroom

A suite comprising of a vanity unit with inset wash hand basin, low level WC, ceramic tiled flooring, radiator.

Study

9' 0" x 5' 1" (2.74m x 1.55m) UPVC window, UPVC stable style door to rear, carpet, radiator.

First Floor

Landing

UPVC window to side, built-in cupboard.

Bedroom One

11' 1" x 11' 0" (3.38m x 3.35m) A double bedroom with two double glazed windows to rear, storage cupboard, radiator.

Bedroom Two

11' 1" x 9' 1" (3.38m x 2.77m) A double bedroom with two double glazed windows to front, storage cupboard, radiator.

Bedroom Three

8' 1" x 7' 1" (2.46m x 2.16m) Double glazed window to rear, radiator.

Bathroom

A white suite comprising of a panelled bath with mixer tap and shower attachment, vanity unit with inset wash hand basin, low level WC, radiator.

Outside

Front Garden

Mainly laid to lawn with hedgerow boundary.

Rear Garden

Mainly laid to lawn with patio area, fully enclosed by wood panelled fencing, apple tree and pear trees.

Directions

From the centre of Amptill take Dunstable Street towards Flitwick, at the mini roundabout, turn left on to Oliver Street. Take the second left into Queens Road and number 1 is in the crescent on the right hand side.

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. Amptill 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. Amptill also has a high concentration of public amenities, The local Upper School in Amptill, 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. Amptill 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. Amptill is twinned with Nissan Lez Enservne in France. There are also rugby, football, cricket and bowls clubs.

