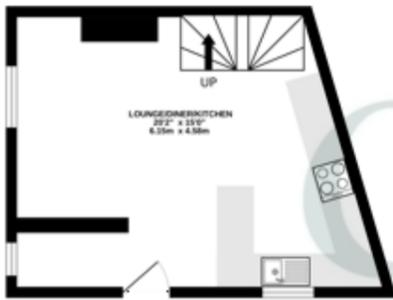
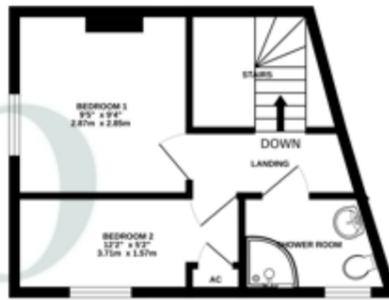




GROUND FLOOR
200 sq.ft. (24.1 sq.m.) approx.



1ST FLOOR
267 sq.ft. (24.8 sq.m.) approx.



TOTAL FLOOR AREA: 526 sq.ft. (48.9 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.
Made with floorplan 1/2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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

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

A perfect alternative to a town centre flat/apartment.
 This two bedroom end of terrace property has all of the benefits of a flat without the leasehold drawbacks.

- Two bedrooms.
- No onward chain.
- Town centre location.
- These photos were taken prior to the property being rented out.
- Excellent investment or first time buyer purchase
- Extensive maintenance issues addressed since 2020; Roof tiles fully relayed but the current owner and chimney breast repointed.

GROUND FLOOR

Entrance

Access via side entrance door to:

Lounge

Feature fireplace with oak surround and integrated shelving.

Kitchen

A range of base and full height units with peninsula, oak panelled walls, integrated oven, fridge freezer, washing machine, induction hob, sink and drainer with mixer tap, double glazed window to the side, radiator.

FIRST FLOOR

Landing

Access to loft.

Bedroom One

9' 5" x 9' 4" (2.87m x 2.84m) Cast iron fireplace with oak surround, wall panelling, double glazed window to the front, radiator.

Bedroom Two

12' 2" x 5' 2" (3.71m x 1.57m) Double glazed window to the side, radiator, airing cupboard.

Bathroom

A suite comprising of a shower cubicle, low level WC, wash hand basin, heated towel rail, double glazed window to the side, oak shelving.



Directions

From the centre of Ampthill, take Dunstable Street and no. 60 is on the right hand side, approximately 200 meters from our office.

AMPTHILL – is a small Georgian market town and civil parish in Bedfordshire, between Bedford and Luton, with a population of about 7,000. 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 below flats. A number of small businesses such as solicitors, estate agents, financial services, hairdressers, and music schools are allocated 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, including schools (Redborne Upper school), doctor's surgeries, fire and ambulance station and a police station.

THESE ARE PRELIMINARY DETAILS STILL TO BE APPROVED BY VENDOR.

