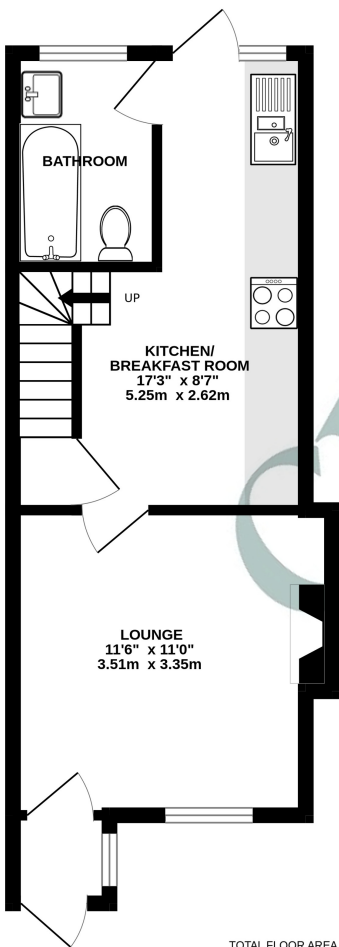
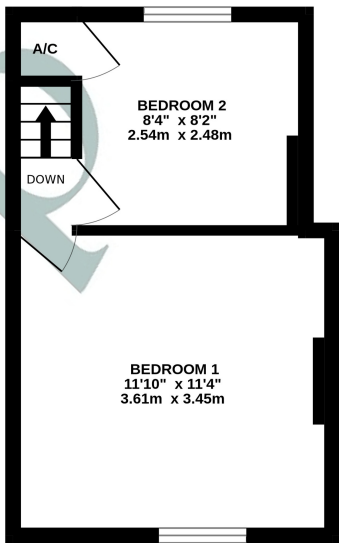




GROUND FLOOR
330 sq.ft. (30.7 sq.m.) approx.



1ST FLOOR
225 sq.ft. (20.9 sq.m.) approx.



TOTAL FLOOR AREA : 555 sq.ft. (51.5 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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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(82+)	A	85
(81-91)	B	
(69-80)	C	
(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

Nestled at the end of the quiet and charming Duck End Lane in the heart of Maulden with country fields on your doorstep, this smart 2 bed terrace offers all the benefits of the country while being a short walk to Maulden's and Ampthill's amenities.

- 2 bedrooms on first floor.
- Garden outbuilding that could be used as a home office.
- Electric underfloor heating downstairs.
- Ground floor bathroom.
- A short distance to amenities and scenic country walks.
- 1.4 miles to Ampthill's Town Centre.

Ground Floor

Entrance Hall

UPVC entrance door, double glazed window to the side.

Lounge

Feature fireplace with log burner, double glazed window to the front.

Kitchen/Breakfast Room

A range of base and wall mounted units with work surfaces over, 1.5 basin stainless steel sink and drainer with mixer tap, space for appliances, electric underfloor heating, door to garden, double glazed window to the rear, stairs rising to first floor.

Bathroom

A suite comprising of a panelled bath with shower over, low level WC, wash hand basin, electric underfloor heating, back-lit mirror, double glazed window to the rear.

First Floor

Landing

Access to part boarded loft with ladder.

Bedroom One

Double glazed window to the front.

Bedroom Two

Double glazed window to the rear, airing cupboard over the stairs housing hot water tank, electric radiator.

Outside

Rear Garden

A landscaped rear garden with lawn and patio seating areas, right-of-way over neighbouring properties for rear access, paved pathway leading to:

Outbuilding

Insulated outbuilding with power and light, currently used as a playroom/work from home office/guest bedroom.

