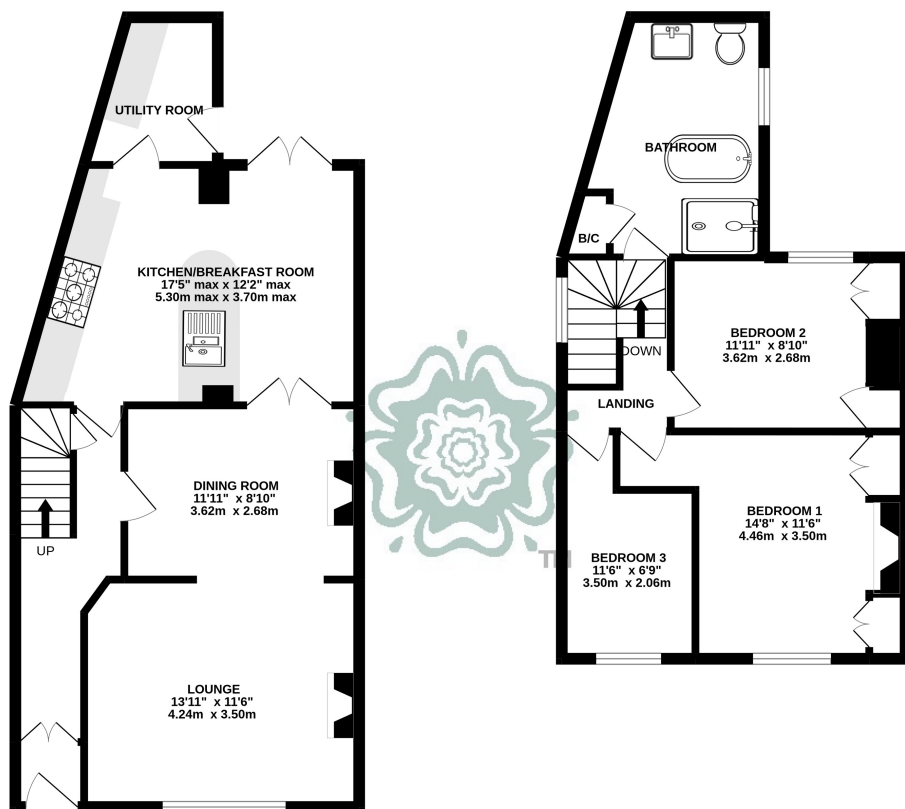




GROUND FLOOR
572 sq.ft. (53.1 sq.m.) approx.

1ST FLOOR
444 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA: 1016 sq.ft. (94.4 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 Metrepx 10/2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(80+)	A		83
(61-91)	B		
(69-80)	C		55
(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 valuation, contact the numbers listed on the brochure

Viewing by appointment only

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www.country-properties.co.uk

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properties

A stunning three bedroom end-of-terrace property in the centre of Ampthill. A beautifully presented property throughout with plenty of character features and the benefit of a low maintenance walled garden, a separate utility room and an open-plan layout.

- Three bedrooms, two of which are doubles.
- On-street parking only.
- Town centre location, a short distance to local amenities and schools.
- A beautiful open plan contemporary kitchen/breakfast/living space.
- East facing, low maintenance walled garden.
- Character features throughout including exposed fireplaces, raised ceilings and sash windows with internal shutters.

Ground Floor

Entrance Porch

Wooden entrance door and glazed double doors into:

Entrance Hall

Stairs rising to first floor, coving arches and curved walls.

Lounge

13' 11" x 11' 6" (4.24m x 3.51m) Feature fireplace with duel-fuel log burner and shelving in reveals, double glazed sash window to the front with internal shutters, radiator, open plan to:

Dining Room

11' 11" x 8' 10" (3.63m x 2.69m) Feature fireplace, radiator, glazed double doors opening to:

Kitchen/Breakfast Room

17' 5" x 12' 2" (5.31m x 3.71m) A range of base and wall mounted units with work surfaces over and matching peninsula, 1.5 basin ceramic sink and drainer with mixer tap, Rangemaster double oven, integrated dishwasher, space for fridge freezer, wooden construction orangery currently being used as the 'breakfast room', glazed double doors opening to the rear garden.



Utility

A range of base and wall mounted units with work surfaces over, space and plumbing for washing machine and tumble dryer.

First Floor

Landing

Double glazed sash window to the side, doors to:

Bedroom One

14' 8" x 11' 6" (4.47m x 3.51m) Feature fireplace with fitted wardrobes in the reveals, double glazed sash window to the front with internal shutters, radiator.

Bedroom Two

11' 11" x 8' 10" (3.63m x 2.69m) Fitted wardrobes, double glazed sash window to the rear with internal shutters, radiator.

Bedroom Three

11' 6" x 6' 9" (3.51m x 2.06m) Double glazed sash window to the front with internal shutters, radiator.

Bathroom

A suite comprising of a freestanding roll-top bath, separate shower cubicle, wash hand basin, low level WC, cast-iron style heated towel rail, cupboard housing combi-boiler, double glazed sash window to the side.

Outside

Front Garden

A walled front garden with cast iron railings and gate, shingled with a tiled walkway to the entrance door.

Rear Garden

A low maintenance walled garden with patio and shingle areas, sleeper-lined flower beds, wooden shed and log-store, side gate opening on to Oliver Street.

