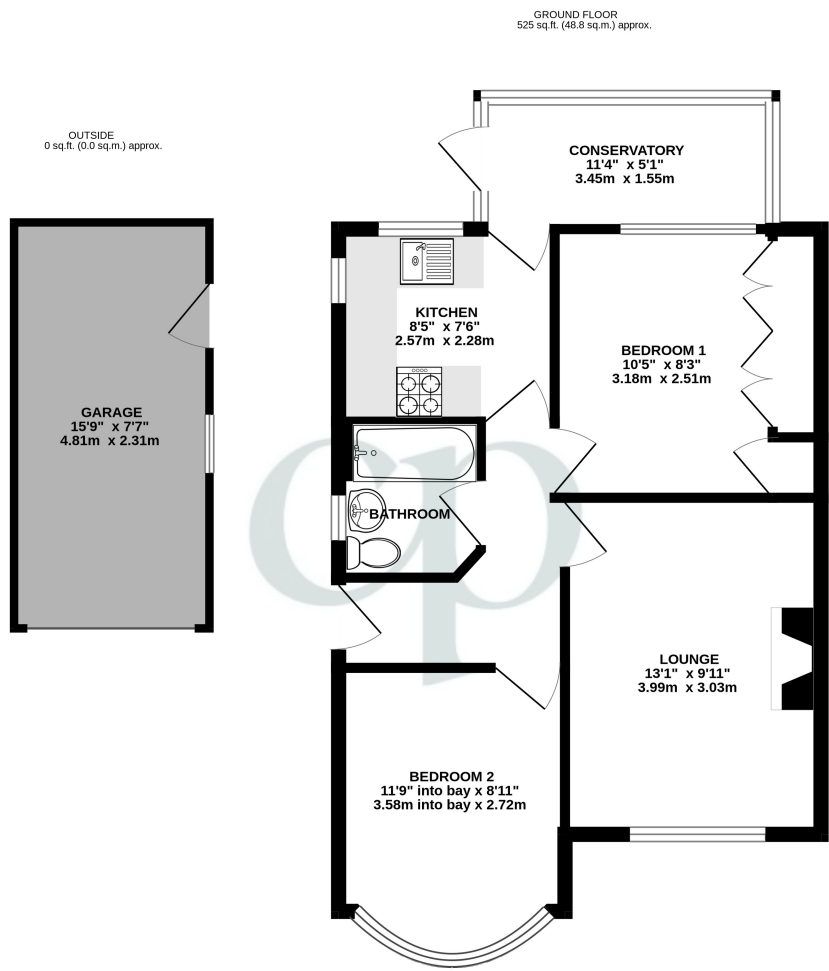




country
properties

44, Cedar Close
Amptill, Bedfordshire,
MK45 2UD
Offers in excess of £360,000



TOTAL FLOOR AREA : 525 sq.ft. (48.8 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 Metropix ©2025

Energy Efficiency Rating		
Very energy efficient - lower running costs		
(88+)	A	
(81-87)	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		
		Current Potential
		70 78

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: amptill@country-properties.co.uk
www.country-properties.co.uk

country
properties

Discover peaceful single-story living in the Georgian market town of Ampthill. This well-presented two-bedroom semi detached bungalow on Cedar Close is offered with no upward chain, ensuring a smooth move. Highlights include a bright, bay-fronted bedroom and a sun-lit conservatory overlooking a beautifully landscaped garden. Complete with a detached garage and ample off-road parking, it is the perfect retreat just moments from local amenities.

- Available for immediate purchase with a simplified moving process.
- Situated in a quiet, highly sought-after cul-de-sac within walking distance of Ampthill town centre and the doctor's surgery.
- A meticulously maintained, private rear garden featuring a lawn, patio area, and greenhouse.
- Includes a long driveway leading to a detached garage.
- Bedroom one benefits from extensive fitted wardrobes and drawer units.
- Features a bright second bedroom with a bay window and a rear conservatory that provides a lovely garden outlook.

Ground Floor

Entrance Hall

Front UPVC entrance door, loft access, radiator.

Lounge

Double glazed window to front, gas feature fireplace, radiator.

Kitchen

Double glazed window to rear and side, part tiling to splashback areas, a range of base and wall mounted units with work surfaces over, stainless steel sink and drainer with mixer tap over, space for oven, fridge and washing machine, gas boiler, door to conservatory.

Bedroom One

Double glazed window to rear, fitted wardrobes, radiator.

Conservatory

Electric points, door to garden.

Bedroom Two

Bay fronted double glazed window to front, radiator.



Bathroom

Double glazed window to side, fully tiled to all areas, white suite comprising of a low panelled bath with shower over, wash hand basin, low level w/c, radiator.

Outside

Detached Garage

Door to garden.

Rear Garden

Beautifully landscaped and manicured wrap around garden, mainly lawn with shrub lined rock wall flower beds, block paved seating area, shed, greenhouse and access to garage.

Parking

Off road parking for 2-3 cars.

NB

These are preliminary details to be approved by the vendor.

