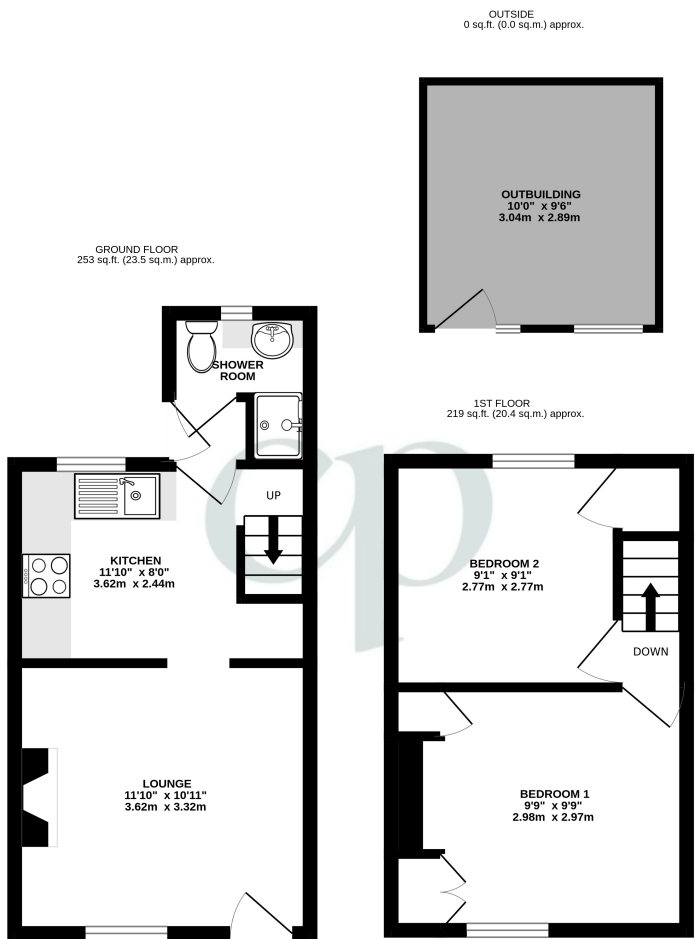




TOTAL FLOOR AREA : 472 sq.ft. (43.9 sq.m.) approx.

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.

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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

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

Situated in the heart of Ampthill, this charming two-bedroom period cottage is a perfect first-time buy or investment opportunity, offered chain-free. The home features a cosy lounge with feature fireplace, a functional kitchen leading to a modern ground floor shower room, and characterful cottage-style bedrooms upstairs. Outside, a long gravelled rear garden boasts a substantial brick-built outbuilding, offering immense potential just a level stroll from the vibrant town centre.

- No Onward Chain: Ideal for an efficient, hassle-free purchase.
- Perfect FTB or BTL: Highly rentable (circa £1,200 pcm) footprint in a premium MK45 school catchment zone.
- Character Appeal: Traditional cottage charm featuring built-in alcove cabinetry, latch doors, and a cosy fireplace feature.
- Prime Location: Situated on highly sought-after Oliver Street, just a short flat walk to Ampthill’s historic town centre and amenities.
- Excellent Outdoor Space: Long, low-maintenance gravelled rear garden (featuring standard terrace pedestrian right of way).
- Bonus Outbuilding: A brick-built detached external store offering fantastic storage or workshop conversion potential.

Ground Floor

Entrance

Front entrance door leading to:

Lounge

Double glazed window to front, electric feature fire place, radiator.

Kitchen

Double glazed window to rear, 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, radiator.

Bathroom

Double glazed window to rear, fully tiled, towel rail, suite comprising of wash hand basin, low level w/c and shower cubicle.

First floor

Bedroom One

Double glazed window to front, fitted wardrobes, radiator.

Bedroom Two

Double glazed window to rear, cupboard over stairs housing gas combi boiler, radiator.

Outside

Rear Garden

Southerly facing garden, mainly shingle with brick outbuilding, right of way across back of property for neighbours.



Parking

On street parking only

Directions

From the center of Ampthill take Dunstable Street towards flitwick, at the first mini roundabout turn left into Oliver Street. Number 25 is on your right hand side.

THESES ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDOR

AMPTHILL – is a small Georgian market town and civil parish in Bedfordshire, between Bedford and Luton, with a population of about 8,000. 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. 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. Ampthill also has a high concentration of public amenities, The local Upper School in Ampthill, 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 and a police station. Ampthill 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.

