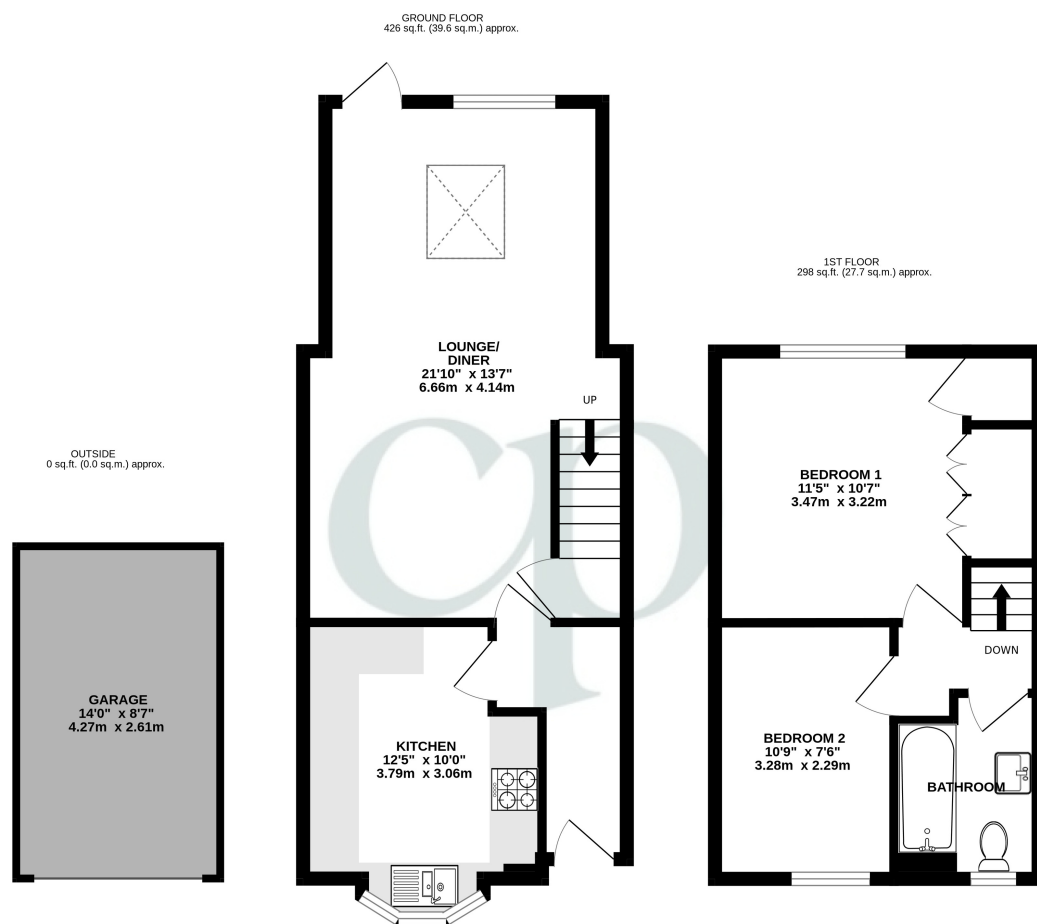




TOTAL FLOOR AREA: 724 sq.ft. (67.3 sq.m.) approx.

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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Viewing by appointment only

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Positioned in the heart of Ampthill, this charming two-bedroom terrace home perfectly blends character accents with modern living. The ground floor boasts a separate kitchen with a bright bay window and an impressive, extended 21ft lounge/diner illuminated by a feature skylight. Upstairs offers two comfortable bedrooms and a contemporary family bathroom. Complete with a private, low-maintenance rear garden and a highly coveted separate garage, it's an ideal opportunity for first-time buyers or investors.

- Prime Town Location: Situated just a short stroll from Ampthill's historic market square, local boutiques, and parks.
- Private Rear Garden: A low-maintenance patio and raised lawn area perfect for outdoor dining and entertaining.
- Extended Living Space: Generous lounge/diner featuring an overhead skylight that floods the room with natural light.
- Two Comfortable Bedrooms: Including a spacious primary bedroom with fitted wardrobe space.
- Garage & Parking: Includes a separate garage in a nearby block, providing invaluable storage or parking in central Ampthill.
- First-Floor Family Bathroom: Conveniently located upstairs alongside both bedrooms, avoiding the awkward downstairs layouts common to many terrace homes.

Ground Floor

Entrance Hall

Radiator, front entrance door leading to:

Lounge/Diner

Double glazed window to rear with shutters, understairs cupboard, stairs to first floor, radiator, door to garden.

Kitchen

Double glazed bay window to front, part tiling to splashback areas, a range of base and wall mounted units with worksurfaces over, 1 and 1/2 stainless steel sink and drainer with mixer tap over, integrated oven, gas hob and extractor, radiator.

First Floor

Landing

Loft access.



Bedroom One

Double glazed window to rear, study cupboard and storage over stairs, radiator.

Bedroom Two

Double glazed window to front, radiator.

Bathroom

Double glazed window to front, towel rail, part tiling to splashback areas, white suite comprising of panelled bath with shower over bath, wash hand basin and low level w/c.

Outside

Rear Garden

West facing rear garden, mainly laid to lawn with patio seating area and rear access.

Garage

Single garage in block to the rear.

Parking

Off road parking for one car in front of garage to the rear of property.

NB

These are preliminary details to be approved by the vendor.

All descriptions, images and marketing materials are for general guidance only and highlight the lifestyle and features a property may offer. They do not form part of any contract or warranty. Whilst every effort is made to ensure accuracy, neither Country Properties. nor the seller accepts responsibility for any errors. Buyers should verify all details through their own inspections, searches and legal advisers before proceeding. We are legally required to conduct anti-money laundering checks on all buyers and sellers.

