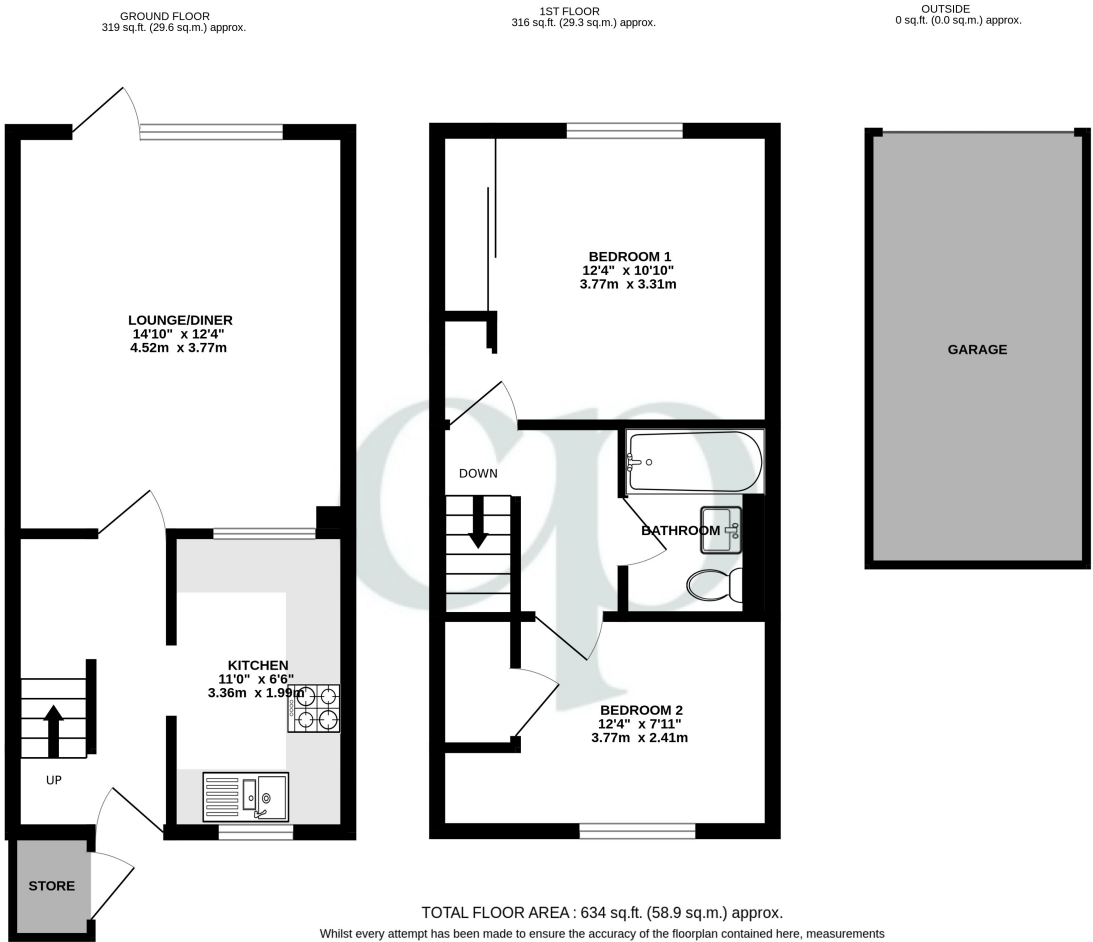




71, Tavistock Avenue
Amptill, Bedford,
MK45 2RW
£325,000

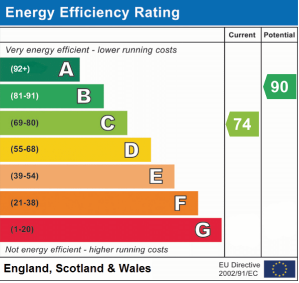
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TOTAL FLOOR AREA: 634 sq.ft. (58.9 sq.m.) approx.

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

Viewing by appointment only

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Positioned in a highly desirable Ampthill location, this charming two-bedroom terraced home is perfect for first-time buyers or investors. The property features a modern kitchen and a bright, inviting 14ft lounge/diner that opens directly to an attractive, low-maintenance rear garden—ideal for relaxing and entertaining. Complete with off-road parking to the front and a separate garage, this lovely home offers a superb blend of convenience and modern comfort.

- Bright Living Space: Generous 14ft open-plan lounge/diner boasting plenty of natural light and direct access to the garden.
- Modern Kitchen & Bathroom: Stylishly updated fitted kitchen and contemporary bathroom suite.
- Parking & Garage: Off-road parking on the front driveway plus a single garage en bloc.
- Excellent Schooling: Within walking distance of Ampthill's highly regarded local schools.
- Sought-After Location: Situated in a prime, highly desirable residential area close to historic Ampthill town centre.
- Completely Private Rear Garden: A fully enclosed, low-maintenance garden featuring a patio and lawn, with no rights of way across it for maximum privacy.

Ground Floor

Entrance Hall

Front door, radiator.

Kitchen

Double glazed window to front, a range of base and wall mounted units with work surfaces over, 1.5 ceramic sink and drainer with mixer tap over, part tiling to splashback areas, space for fridge freezer and washing machine, integrated oven, gas hob and extractor, gas boiler.

Lounge/Diner

Double glazed window to rear, radiator, door to garden.

First Floor

Landing

Access to loft.

Bedroom One

Double glazed window to rear, fitted wardrobes, radiator.

Bedroom Two

Double glazed window to front, fitted wardrobes, airing cupboard over stairs, radiator.



Bathroom

White suite comprising of a panelled bath with shower over, wash hand basin, low level w/c, part tiling to splashback areas, towel rail.

Outside

Front Store

Storage cupboard by the front door.

Garden

Southerly facing landscaped garden with patio and lawn areas and rear access.

Garage

Garage in block.

Parking

Off road parking for one car.

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.

