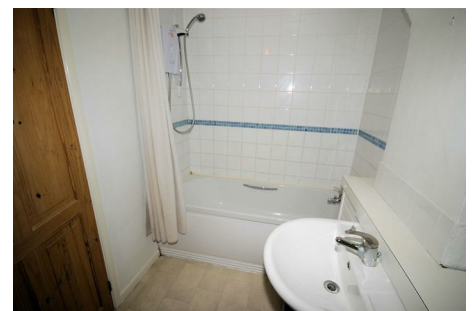




DG
Property
Consultants
Estd. 2000



Oliver Street, Ampthill, Bedfordshire MK45 2SA

Asking Price £269,995

Located in the charming Georgian market town of Ampthill, this delightful two-bedroom extended terraced cottage offers a perfect blend of comfort and convenience. The property is well-presented and situated in a sought-after location, making it an ideal choice for those seeking a vibrant community atmosphere. Entering into a combined lounge/dining room, which provides inviting space for relaxation and entertaining. The good-sized fitted kitchen with access to the rear courtyard garden. On the first floor, you will find a family bathroom that serves the two generously sized double bedrooms, each offering ample space and natural light. The property also boasts a quaint courtyard garden at the rear, perfect for enjoying outdoors. On-road side parking is available. Additionally, the property benefits from double glazing and gas central heating.

This terraced cottage an excellent opportunity for both first- & second time buyers or investment purchasers.

Don't miss the chance to make this charming property your new home in the heart of Ampthill.

Call Team DG on 01525-310200 to arrange your viewing



2 High Street, Toddington,
Bedfordshire, LU5 6BY
dgpropertyconsultants.co.uk
Toddington 01525 310200
Luton 01582 580500

dgpropertyconsultants.co.uk
01525 310200



Ground Floor

Combined Lounge / Diner

10'6" x 11'2" (3.20m x 3.40m)



Half glazed entrance door into lounge, replacement uPVC double glazed window to front, single radiator, wooden laminate flooring, telephone point(s), TV point(s), double power point(s), textured ceiling, feature fireplace, archway opening dining room.

View of Lounge / Diner



View of Lounge / Diner

7'6" x 11'2" (2.29m x 3.40m)



Wooden laminate flooring, double power point(s), textured ceiling, stairs to first floor, opening kitchen.

View of Lounge / Diner



Fitted Kitchen

10'6" x 11'2" (3.20m x 3.40m)



Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap and tiled splashbacks, plumbing and space for automatic washing machine, space for fridge/freezer and tumble dryer, fitted electric oven plus a four ring electric hob with extractor hood over, replacement uPVC double glazed window to rear, single radiator, vinyl flooring, double power point(s), textured ceiling, uPVC double glazed door to courtyard garden.

View of Kitchen



First Floor

Landing



Fitted carpet, textured ceiling, access to loft space, access to bedrooms & first floor bathroom.

Bedroom 1

9'6" x 11'6" (2.90m x 3.51m)



Replacement uPVC double glazed window to front, single radiator, fitted carpet, double power point(s), textured ceiling.

Bedroom 2

10'6" x 11'6" (3.20m x 3.51m)



Replacement uPVC double glazed window to rear, single

radiator, floorboards exposed wooden, double power point(s), textured ceiling, wall mounted concealed in cupboard gas boiler serving heating system with heating timer control.

Family Bathroom



Three piece suite comprising: Panelled bath with electric shower over with splash back tiling, pedestal wash hand basin, low level Wc, extractor fan, single radiator, vinyl flooring, textured ceiling.

View of Bathroom



Outside

Courtyard Rear Garden



Courtyard rear garden, enclosed by timber fence, paved, side

access gate (with right of way over neighbors garden) to front of property.

View of Rear Garden



Council Tax Band

Council Tax Band :

Charge Per Year : £1804.95

MISDESCRIPTIONS ACT - Sales

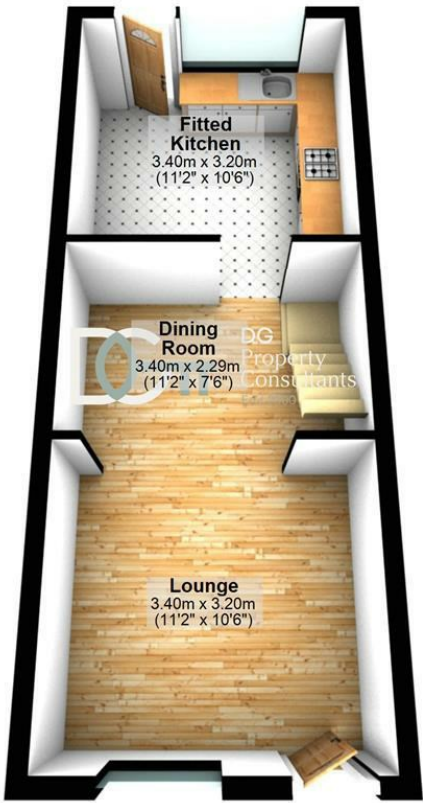
Should you be interested in this property all negotiations should be conducted through DG Property Consultants.

Supporting evidence will be required for your method of purchase.

1. Cash purchase: Proof of funds.
2. Mortgage purchase: Mortgage agreement in principle plus proof/confirmation of deposit funds.

MISDESCRIPTIONS ACT - DG property consultants for themselves and for the vendor of this property, whose agent they are, given notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute or constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility, and any intending purchaser should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No person in the employment of DG property consultants, has any authority to make or any representation or warranty whatsoever in relation to this property.

Ground Floor



First Floor



Total area: approx. 62.5 sq. metres (672.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



2 High Street, Toddington,
Bedfordshire, LU5 6BY
dgpropertyconsultants.co.uk
Toddington 01525 310200
Luton 01582 580500

dgpropertyconsultants.co.uk
01525 310200

