



Nestled in the charming heart of Ampthill, this beautifully presented semi-detached cottage offers a delightful blend of comfort and convenience. Spanning 787 square feet, the property is ideally situated in a quiet residential area, just a short stroll from the vibrant town centre and its array of amenities. Additionally, it is conveniently located adjacent to the picturesque Ampthill Park, perfect for leisurely walks and outdoor activities.

This lovely home is perfect for those seeking a peaceful lifestyle in a sought-after Georgian town, with the added benefit of being close to local amenities and beautiful green spaces. Whether you are a first-time buyer or looking to downsize, this cottage presents an excellent opportunity to embrace a comfortable and convenient way of living in Ampthill.

Upon entering, you are welcomed by two inviting reception rooms that provide ample space for relaxation and entertaining. The cottage kitchen is both functional and charming, seamlessly connecting to a separate dining room, making it an ideal setting for family meals or gatherings with friends. The property boasts two generously sized double bedrooms, ensuring plenty of room for rest and privacy. The main bathroom is complemented by an en-suite shower room, adding a touch of luxury and convenience.

Outside, the delightful cottage-style rear garden offers a tranquil retreat, perfect for enjoying the fresh air or tending to your plants. A small front garden adds to the property's curb appeal, enhancing its overall charm.

Entrance

Ornate period character storm porch and hardwood front door leading to:

Reception Room

Feature fireplace, hearth and surround. Shady window to the front. Reclaimed solid oak flooring. Edwardian style radiator. Storage and shelving to the fire place recess areas. Coved ceiling.

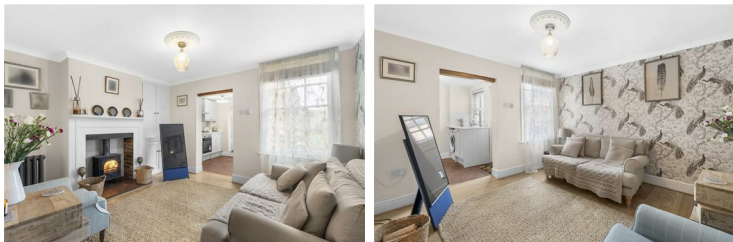


Inner Lobby

Stairs rising to the first floor accommodation. Wood laminate flooring.

Reception Room

Feature fireplace surround with wooden surround and quarry tiled hearth. Sash window to the rear aspect. Wood laminate flooring. Edwardian style radiator. Under stairs storage cupboard with further bespoke fitted storage cupboards to the fire place recess.



Kitchen

A tastefully fitted cottage style kitchen fitted to comprise a range of

wall, drawer and base level units with quartz work surfaces over, and integrated butler sink. Window to the side aspect and a stable style door leading to the rear garden. Quarry tiled floor. Integrated oven and gas hob with an extractor hood over. Space and plumbing for a washing machine.



Dining Room

A dual aspect room with feature vaulted ceiling and quarry tiled flooring. Wall mounted boiler.



Bedroom One

Feature fire surround and display fire place. Sash window to the front aspect. Radiator. Fitted carpet. Coved ceiling.



Ensuite Shower Room

Fitted to comprise of a high level w/c. Shower enclosure with shower over. Fully tiled walls. Window to the side.

Bedroom Two

Feature fire surround and display fire place. Sash window to the rear aspect. Radiator. Fitted carpet. Coved ceiling. Hatch to the loft.



Bathroom

A luxurious bathroom tastefully fitted to comprise a w/c. Wash hand basin. Rolled top bath. Part tiled walls. Window to the rear aspect. Hatch to the loft.



To the Front

A small low maintenance garden with brick boundary wall, cast iron gate and pathway leading to the ornate storm porch and front door.



Rear Garden

This delightful bright and sunny garden will provide many hours of enjoyment for the future owners to potter around, entertain guests or simply relax. Well- planned, it features a section of shingle patio areas for relaxation Mostly laid to lawn and surrounded by future brick boundary walls, mature shrubs, small trees and beds that are filled with cottage garden favorites.



Parking

On street parking is available for permit holders only.

NB

Services and appliances have not been tested.

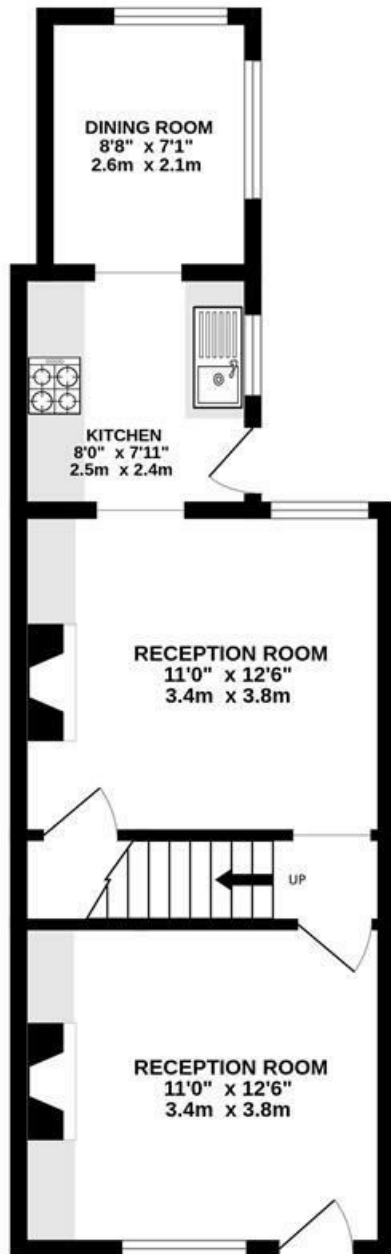
Viewing

By appointment through Bradshaws.

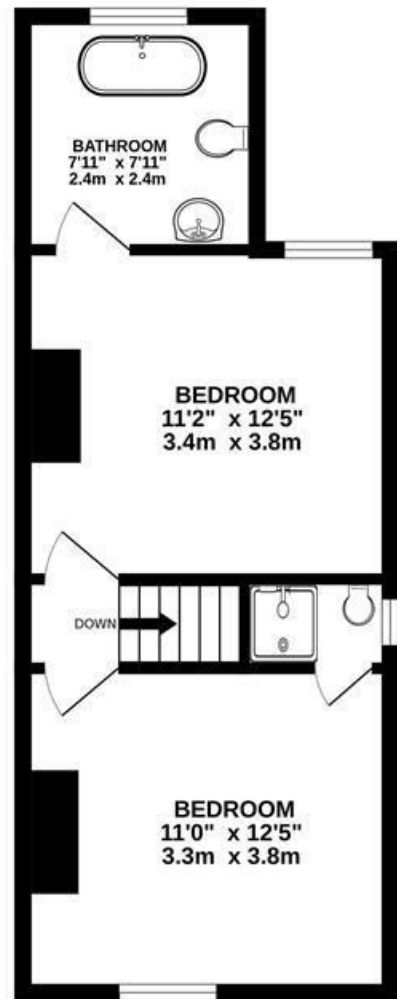
Disclaimer

These details have been prepared by Warren Lightfoot and the statements contained therein represent his honest personal opinions on the condition of this home. No type of survey has been carried out and therefore no guarantee can be provided in the structure, fixtures and fittings, or services. Where heating systems, gas water or electric appliances are installed. We would like to point out that their working conditions has not been checked. Measurements are taken with Sonic or cloth tape and should not be relied upon for the ordering of carpets or associated goods as accuracy cannot be guaranteed (although they are with a 3" differential.)

GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 787 sq.ft. (73.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only. Outbuildings not drawn in actual position relative to the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 plus) 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		
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