



**72 Cedar Close, MK45 2UD**

**£1,700 PCM**

A lovely chalet style, three bedroom, semi detached bungalow located in a sought after location in popular market town of Ampthill. The property comprises of entrance hall, large lounge/diner, kitchen with electric cooker & fridge, three bedrooms (1 upstairs), bathroom with shower, gas radiator heating, garage, gardens, available now.

### Entrance Hall

Entrance door, doors to all ground floor rooms.

### Kitchen

Fitted kitchen with white gloss fronted units. Ceramic hob, built under single electric oven and stainless steel extractor hood. Plumbing and space for washing machine and under counter fridge space provision. White tile splash back tiling. Ceramic floor tiles. UPVC window to side elevation. Radiator.

### Lounge 18'4" x 11'9" (5.59 x 3.59)

uPVC patio doors leading onto rear garden, uPVC window to rear elevation, two radiators.

### Dining Area 9'0" x 7'10" (2.76 x 2.39)

Under stairs storage cupboard, radiator.

### Bathroom

White bathroom suite with mixer tap shower, uPVC window, heated towel rail, ceramic floor tiles and wall tiles.

### Bedroom One 13'8" x 9'11" (4.18 x 3.03)

uPVC window to front, built in wardrobe, radiator.

### Bedroom Two 10'11" x 8'10" (3.35 x 2.7)

Bay uPVC window to front, range of built in wardrobes and cupboards.

### Bedroom Three (First Floor) 10'9" x 9'6" (3.3 x 2.91)

uPVC window to rear, eave storage cupboards. angled ceilings, radiator.

### Garage

Single garage with double wooden doors. Side access. Not to be used for a motor vehicle due to tight access along the side of property.

### Front Garden

Block paved driveway proving off road parking, rest laid to lawn, gated access to rear.

### Rear Garden

Fully enclosed garden laid mainly to lawn, small paved area.

### Agents Notes

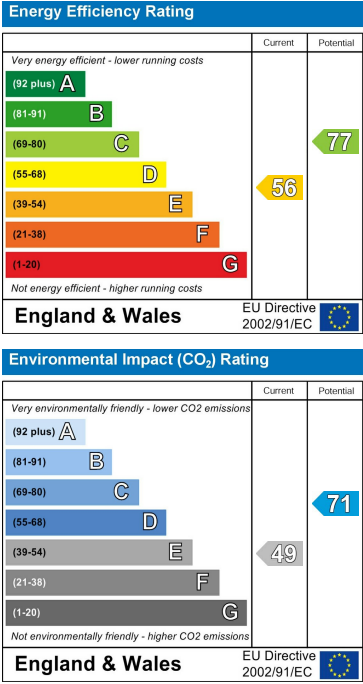
Deposit £1,961.

Floor Plan

Area Map



Energy Efficiency Graph



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