



DG
Property
Consultants
Estd. 2000



Park Street,, Ampthill, Bedfordshire MK45 2LR

Asking Price £429,995

Located in the charming Georgian market town of Ampthill, this delightful three-bedroom end-of-terrace home offers a perfect blend of character, comfort and convenience. Well presented throughout and just a short walk from Ampthill's vibrant town centre, the property is ideally positioned within a highly sought-after location, perfect for those looking to enjoy a strong community atmosphere alongside everyday amenities.

The ground floor features a welcoming living room leading through to a separate dining room, both providing inviting spaces for relaxation and entertaining. To the rear, a fitted kitchen offers direct access to the courtyard garden, creating a practical and sociable layout. On the first floor, there are two generously sized double bedrooms served by a family bathroom, while the second floor boasts a spacious third bedroom/loft room, offering excellent versatility for a bedroom, guest space or home office. Externally, the property benefits from a charming rear courtyard garden — ideal for enjoying outdoor dining or relaxing in a private setting. On-road parking is available to the side, and the home further benefits from double glazing and gas central heating.

Set in the heart of one of Bedfordshire's most desirable market towns, this attractive home presents an excellent opportunity for a range of buyers.

Don't miss the chance to make this charming property your new home.

Call Team DG on 01525 310200 to arrange your viewing.



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Ground Floor Accommodation

Entrance

Front wooden entrance door into lounge.

Lounge

14'2" x 10'0" (4.32 x 3.05)



Replacement PVCu double glazed window to front, single radiator, wall spot lights, solid oak flooring, telephone point(s), TV point(s), double power point(s), coved ceiling with brick, doorway opening to dining room.

View of Lounge



Dining Room

14'2" x 9'6" (4.32 x 2.90)



Replacement PVCu double glazed window to side, double radiator, solid oak flooring, double power point(s), coved ceiling with recessed ceiling spotlights, built-in storage cupboard, central carpeted stairs to first floor landing, open doorway leading into the kitchen.

View of Dining Room



Fitted Kitchen

11'0" x 7'0" (3.35 x 2.13)



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 with tiled splashbacks, integrated

dishwasher, plumbing and space for automatic washing machine, electric oven, four ring gas hob with extractor hood over, replacement PVCu double glazed window to rear, replacement PVCu double glazed window to side, solid oak flooring, ceiling lights, double power point(s), wall mounted combination boiler serving heating system and domestic hot water with heating timer control, half glazed door to garden.

View of Kitchen



View of Kitchen



First Floor Accommodation

1st Floor Landing

Fitted carpet, recessed ceiling spotlights, doors to bedroom 1, 2 and bathroom, carpeted stairs to second floor 3rd bedroom/loft room.

Bedroom 1

14'2" x 10'0" (4.32 x 3.05)



Replacement PVCu double glazed window to front, exposed floorboards, TV point(s), double power point(s), coved ceiling.

Bedroom 2

10'0" x 7'0" (3.05 x 2.13)



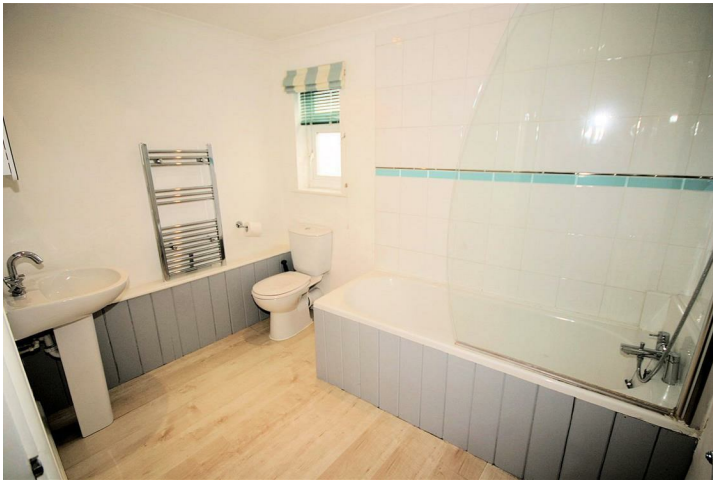
Replacement PVCu double glazed sash window to rear, fitted carpet, double power point(s).

Family Bathroom



Three piece suite comprising panelled bath with independent shower over and glass screen, pedestal wash hand basin, low-level WC, tiled splashbacks, chrome heated towel rail, replacement PVCu double glazed window to side.

View of Bathroom



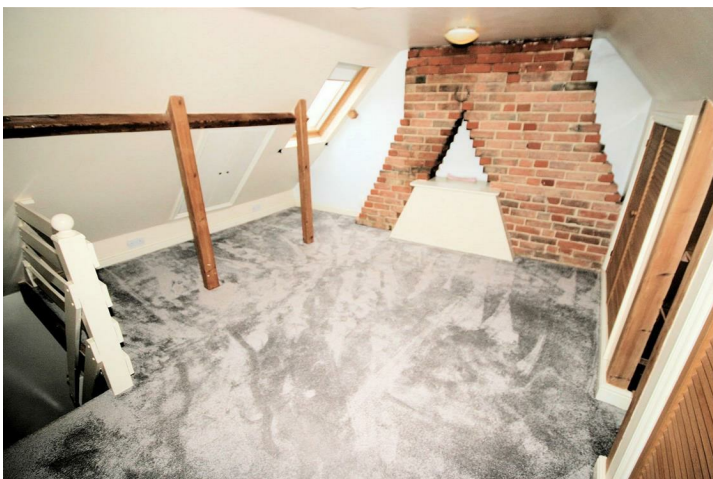
View of Bathroom



Second Floor Accommodation

Bedroom 3 / Loft Room

13'6" x 12'11" (4.11 x 3.93)



Double glazed velux window to rear, single radiator, fitted carpet, TV point(s), double power point(s), double doors to loft storage space.

View of Bedroom 3 / Loft Room



Loft Storage Space

Loft storage space from loft room.

Outside of the property

Front Garden

Raised front border with mature flowers & shrubs. Side access to rear garden.

Rear Court Yard Garden



Courtyard rear garden: Enclosed by fence & wall, steps up to timber decking area with built in seating area, gated side access to front of property.

Council Tax Band

Council Tax Band : C

Charge Per Year : £1988.04

The Property Misdescriptions Act 1991

Property Misdescriptions Act 1991 - Sales & Lettings

Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Misrepresentation Act 1967.

Important Notice / Disclaimer

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Ground Floor

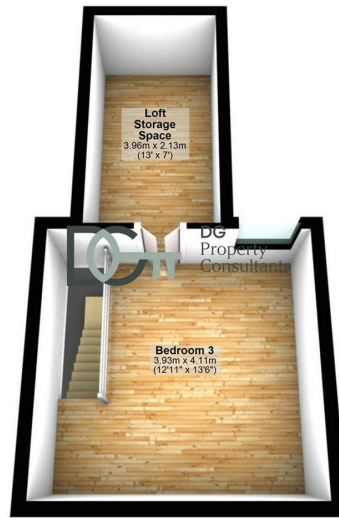


Total area: approx. 91.7 sq. metres (986.6 sq. feet)

First Floor



Second Floor



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		
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