



**Beaumont Road**  
Flitwick,  
Bedfordshire, MK45 1AL  
£360,000

**COUNTRY PROPERTIES**  
PART OF HUNTERS

Conveniently situated for access to the town centre amenities (within 0.5 miles of the mainline rail station), this three storey townhouse features a bay fronted living room, open plan kitchen/dining room with part vaulted ceiling and French doors to rear, and cloakroom/WC. There are two bedrooms and a family bathroom on the first floor, whilst the principal suite with dressing area and shower room fills the second floor. The enclosed rear garden enjoys a south-easterly aspect and parking is provided via the adjacent driveway. EPC Rating: C.

## GROUND FLOOR

### ENTRANCE LOBBY

Accessed via composite front entrance door with opaque glazed insert. Open access to:

### LIVING ROOM

Walk-in bay with double glazed windows to front aspect. Two radiators. Wood effect flooring.

Door to:

### INNER LOBBY

Stairs to first floor landing. Wood effect flooring.

Door to:

### KITCHEN/DINING ROOM

Double glazed French doors to rear aspect with matching windows at either side. Part vaulted ceiling with two double glazed skylights. A range of base and wall mounted units with work surface areas incorporating stainless steel sink and drainer with mixer tap. Space for fridge/freezer, washing machine and range style oven (with extractor above). Integrated dishwasher. Two radiators. Wood effect flooring. Recessed spotlighting to ceiling. Door to:

### CLOAKROOM/WC

Opaque double glazed window to rear aspect. Two piece suite comprising: Close coupled WC and wash hand basin with mixer tap. Wood effect flooring. Radiator. Hatch to roof void.

## FIRST FLOOR

### LANDING

Radiator. Stairs to second floor landing. Doors to two bedrooms and family bathroom.

### BEDROOM 2

Two double glazed windows to front aspect. Radiator. Built-in wardrobe.

### BEDROOM 3

Double glazed window to rear aspect. Radiator.

### FAMILY BATHROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Bath with mixer tap, glazed screen and shower over, close coupled WC and pedestal wash hand basin with mixer tap. Part tiled walls. Wood effect flooring. Extractor. Radiator.



## SECOND FLOOR

### LANDING

Door to:

### BEDROOM 1 (WITH DRESSING AREA)

Dual aspect via double glazed windows to front and rear. Double glazed skylight. Two radiators. Recessed spotlighting to ceiling. Built-in cupboard housing boiler. Two fitted double wardrobes. Hatch to roof void. Door to:

### EN-SUITE SHOWER ROOM

Opaque double glazed window to rear aspect. Four piece suite comprising: Shower cubicle with wall mounted shower unit, close coupled WC, bidet and pedestal wash hand basin with mixer tap. Part tiled walls. Radiator. Wood effect flooring. Recessed spotlighting to ceiling. Extractor.

### OUTSIDE

#### REAR GARDEN

South-easterly aspect. Mainly laid to lawn. Decked seating area. Shrub borders. Garden shed. Enclosed by timber fencing with gated side access.

#### OFF ROAD PARKING

Driveway to side providing off road parking for approx. two vehicles.

Current Council Tax Band: D.

## WHAT'S THE NEXT STEP TO PURCHASE THIS PROPERTY?

Once you have viewed the property and made an acceptable offer, we will need the following before the property can be removed from the market;

Proof of your ability to purchase: A Mortgage Agreement in Principle with proof of deposit/Evidence of cash to purchase/Evidence of equity from sale (as applicable).

ID: A copy of a passport and driving licence for each purchaser are ideal, if both of these are not available, one can be substituted for a recent utility bill/bank statement.

Details of the solicitor/conveyancer acting for you in your purchase.

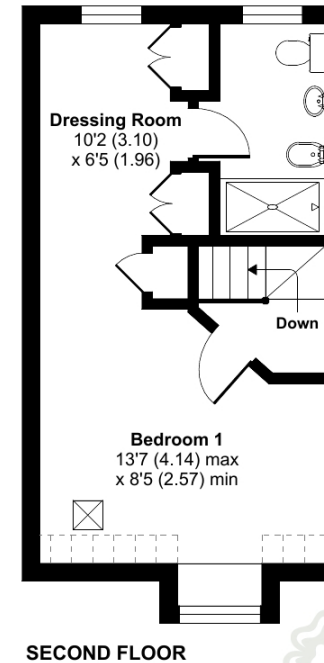
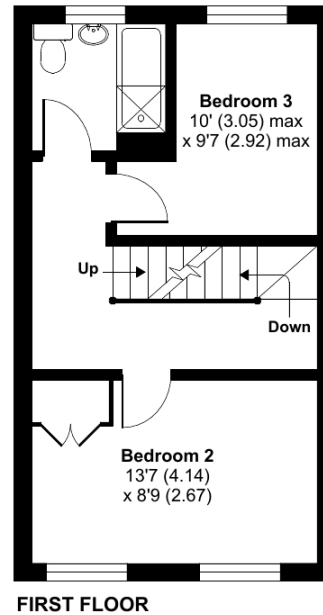
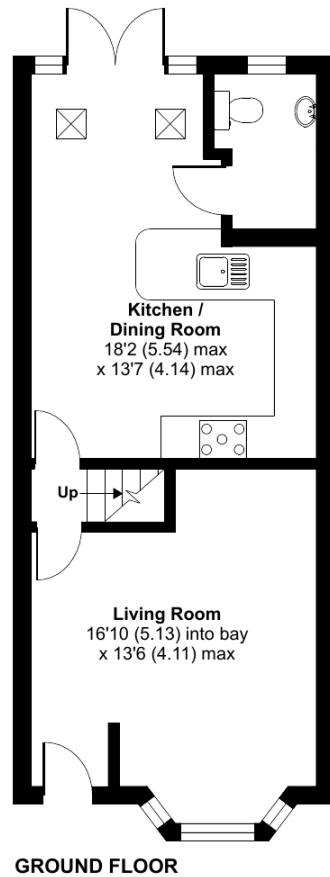
A signed copy of our Supplier List & Referral Fee Disclosure Form.

We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.



Approximate Area = 1146 sq ft / 106.4 sq m  
 Limited Use Area(s) = 13 sq ft / 1.2 sq m  
 Total = 1159 sq ft / 107.6 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
		72	82
England, Scotland & Wales			
		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 1001767



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 valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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