



# Townfield Road

Flitwick,  
Bedfordshire, MK45 1JE  
£300,000

country  
properties



This chain-free semi detached home features a bay fronted living room with open fireplace, extended kitchen/dining room with patio door to rear garden, and ground floor bathroom. There are two double bedrooms to the first floor. Parking is provided via the block paved frontage and a shared driveway leads to a garage which provides useful storage. The mainline rail station and further town centre amenities are within just 0.6 miles. EPC Rating: C.

## GROUND FLOOR

### ENTRANCE HALL

Accessed via steps leading up to entrance door with opaque double glazed leaded light effect window to side and canopy over. Stairs to first floor landing. Radiator. Opaque glazed multi pane style door to kitchen/dining room. Further doors to bathroom and to:

### LIVING ROOM

Double glazed leaded light effect window to front aspect. Radiator. Feature open fireplace. Wood effect flooring.

### KITCHEN/DINING ROOM

Double glazed sliding patio door to rear aspect. Double glazed window to side aspect. A range of base and wall mounted units with work surface areas incorporating stainless steel sink and drainer with mixer tap. Wall tiling. Built-in oven and hob with extractor over. Space for dishwasher, washing machine and fridge/freezer. Wood effect flooring. Built-in under stairs storage cupboard.

### BATHROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Bath with wall mounted shower over, close coupled WC and pedestal wash hand basin. Wall tiling. Heated towel rail.

## FIRST FLOOR

### LANDING

Hatch to loft. Doors to both bedrooms.

### BEDROOM 1

Two double glazed leaded light effect windows to front aspect. Radiator.

### BEDROOM 2

Two double glazed leaded light effect windows to rear aspect. Radiator. Built-in over stairs storage cupboard.





## OUTSIDE

### REAR GARDEN

Crazy paved patio. Lawn area with pathway laid to bark chippings. Various shrubs. Outside cold water tap. Gated side access.

### GARAGE

Providing useful storage space (restricted vehicular access). Double opening wooden doors. Courtesy door to side aspect. Window to rear aspect. Power and light.

### OFF ROAD PARKING

Frontage laid to block paving to provide off road parking. Part enclosed by low level brick walling. Block paved shared driveway leading to garage/storage.

Current Council Tax Band: C.

## 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.





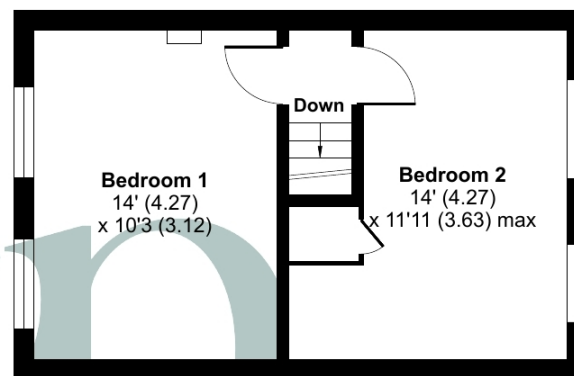
Approximate Area = 697 sq ft / 64.7 sq m

Garage = 198 sq ft / 18.3 sq m

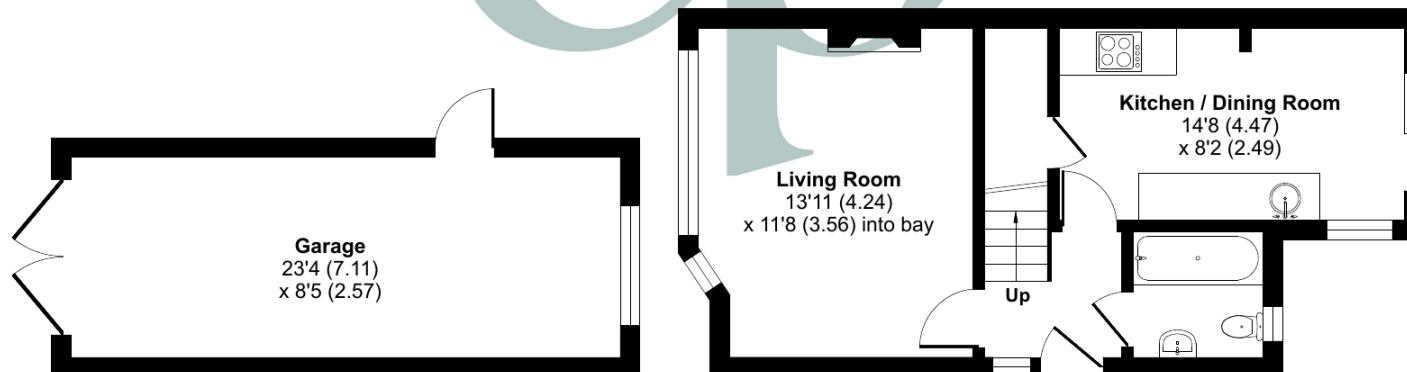
Total = 895 sq ft / 83.1 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1184399

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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