



Windmill Road

Flitwick,
Bedfordshire, MK45 1AU
£230,000

COUNTRY PROPERTIES
PART OF HUNTERS

Offered for sale with no upper chain, this first floor maisonette has the rare benefit of a large, private garden (63ft x 38ft max) which enjoys a south-easterly aspect, garage and off road parking. The accommodation includes a living room, fitted kitchen, two bedrooms (both with built-in wardrobes) and as shower room. Set in a non-estate location, the property is within 0.7 miles of the mainline rail station and town centre amenities whilst a handy convenience store is located within Windmill Road. EPC Rating: C.

GROUND FLOOR

ENTRANCE LOBBY

Accessed via entrance door with opaque double glazed insert. Stairs to first floor landing.

FIRST FLOOR

LANDING

Opaque double glazed window to side aspect. Wall mounted fuse box. Built-in cupboard housing gas fired boiler. Opaque glazed door to:

INNER HALL

Hatch to roof void. Built-in storage cupboard. Doors to all rooms.

LIVING ROOM

Double glazed window to rear aspect. Wall mounted electric heater. Radiator. Television point.

KITCHEN

Double glazed window to front aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink and drainer with mixer tap. Wall tiling. Space for cooker and fridge/freezer. Space and plumbing for dishwasher and washing machine. Wood effect flooring.

BEDROOM 1

Double glazed window to front aspect. Built-in wardrobes with mirrored sliding doors. Radiator.

BEDROOM 2

Double glazed window to rear aspect. Built-in wardrobes. Radiator.

SHOWER ROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Shower cubicle with wall mounted shower unit, close coupled WC and pedestal wash hand basin. Wall and floor tiling. Radiator.

OUTSIDE

GARDEN

63' x 38' narrowing to 20' (19.20m x 11.58m narrowing to 6.10m) approx. South-easterly aspect. A paved patio area with adjacent raised beds leads to the mainly lawned garden. A variety of mature shrubs and trees. Further paved and timber decked seating areas, each with pergola over. Brick-built barbecue. Enclosed by fencing with gated access.

GARAGE

Brick-built garage with metal up and over door. Double glazed window to rear aspect.



OFF ROAD PARKING

Shared driveway leading to off road parking and garage at rear.

Current Council Tax Band: B.

Lease: 999 years from 25th Dec 1984.

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.

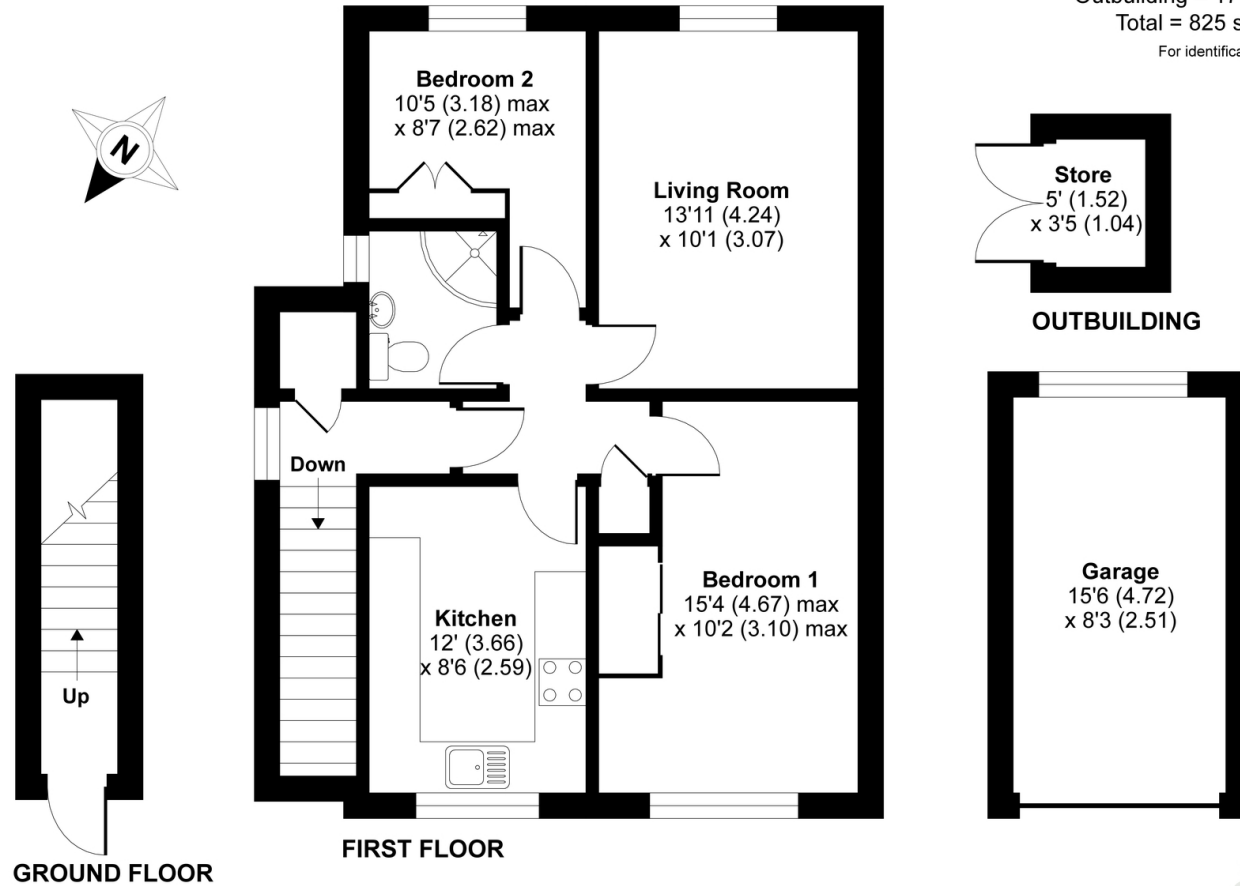
Details of the solicitor/conveyancer acting for you in your purchase.

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 = 679 sq ft / 63 sq m
 Garage = 129 sq ft / 11.9 sq m
 Outbuilding = 17 sq ft / 1.5 sq m
 Total = 825 sq ft / 76.6 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
		70	75
England, Wales & N.Ireland		EU Directive 2002/91/EC	

RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Country Properties. REF: 731190



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

Country Properties | 3 The Russell Centre, Coniston Road | MK45 1QY
 T: 01525 721000 | E: flitwick@country-properties.co.uk
 www.country-properties.co.uk

