



Gravel Pit Road

Flitwick,
Bedfordshire, MK45 1JX

Guide Price **£350,000**

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Offered for sale with no upper chain, this semi-detached bungalow with adjacent garage and driveway is set towards the town outskirts, yet within just 0.5 miles of the amenities at its heart. Offering the versatility of single storey living, and having scope to improve, the accommodation includes a living room, fitted kitchen, two bedrooms (giving the option to use one as a dining room if preferred), bathroom and cloakroom/WC. The established rear garden is mainly laid to lawn with patio seating area. EPC Rating: D.

GROUND FLOOR

ENTRANCE PORCH

Accessed via opaque double glazed entrance door. Opaque double glazed window to front aspect. Opaque glazed door to entrance hall. Further door to:

CLOAKROOM/WC

Opaque double glazed window to side aspect. WC. Radiator.

ENTRANCE HALL

Radiator. Hatch to loft with ladder. Doors to kitchen, both bedrooms, bathroom and to:

LIVING ROOM

Double glazed window to rear aspect. Two radiators. Feature fireplace, extending to create a television/display area.

KITCHEN

Double glazed window and part double glazed door to rear aspect. A range of base and wall mounted units with work surface areas incorporating sink and drainer with mixer tap. Tiled splashbacks. Built-in electric oven and gas hob with extractor over. Space for washing machine and fridge/freezer. Radiator. Tile effect flooring. Cupboard housing gas fired boiler.

BEDROOM 1

Double glazed window to front aspect. Radiator. Built-in wardrobe and airing cupboard.

BEDROOM 2

Double glazed window to front aspect. Radiator.



BATHROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Bath with mixer tap/shower attachment, WC and pedestal wash hand basin. Wall tiling. Radiator.

OUTSIDE

FRONT GARDEN

Mainly laid to lawn with shrub borders and rockery area.

REAR GARDEN

Immediately to the rear of the property is a generous paved patio seating area, leading to lawn. Various shrubs. Garden shed. Enclosed by brick walling, timber fencing and mature hedging with gated side access.

GARAGE

Up and over door. Power and light. Courtesy door to side aspect.

OFF ROAD PARKING

Hard standing driveway providing off road parking for approx. three vehicles.

AGENTS NOTE

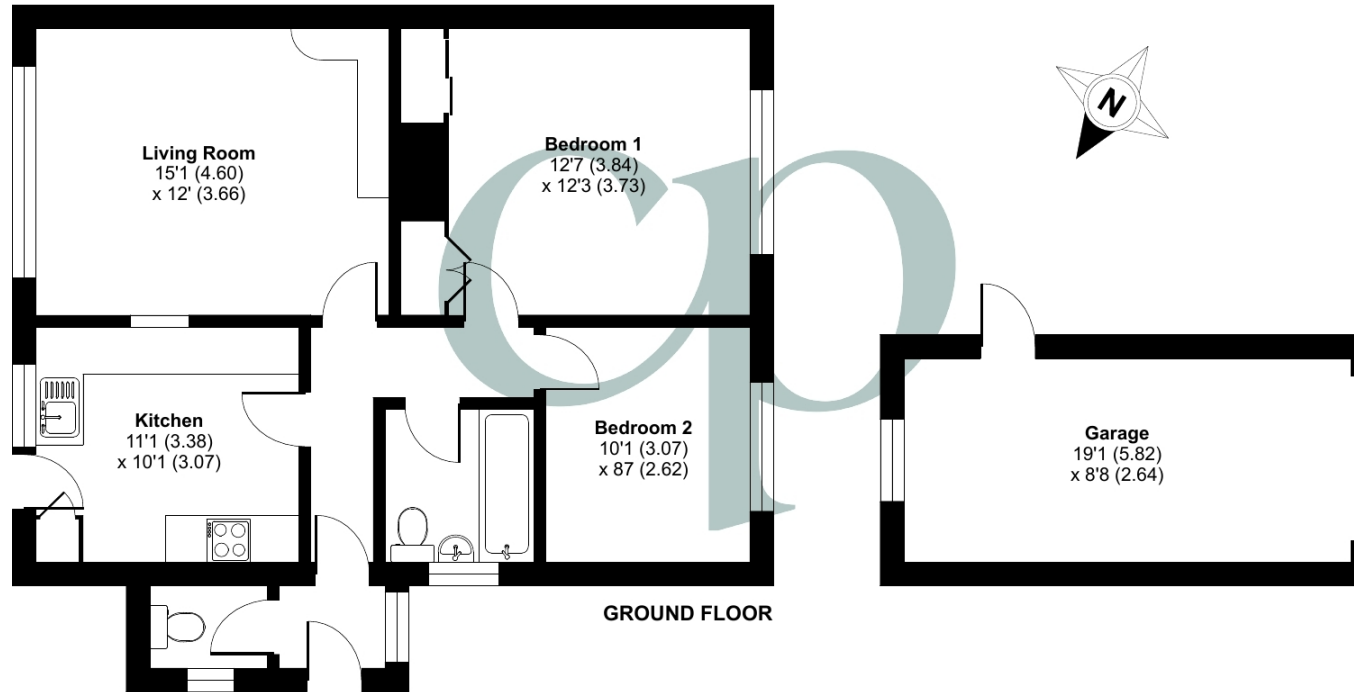
Repair works as a result of drain defects were carried out to the left-hand flank wall of the property in 2013 comprising the installation of helical bar-bed reinforcement to structural cracks and resin bonding of brickwork (Certificate of Structural Adequacy available). Drainage repairs due to escaping water were also carried out (with a following 6 month monitoring period) in 2017-2018.

Current Council Tax Band: D.



Approximate Area = 732 sq ft / 68 sq m
 Garage = 164 sq ft / 15.2 sq m
 Total = 896 sq ft / 83.2 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		70
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Country Properties. REF: 1346364

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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