



Holmewood Road

Greenfield,
Bedfordshire, MK45 5DL

Guide Price **£400,000**

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properties

With scope to improve, this chain-free semi detached bungalow is set at the end of a village cul-de-sac and features an established rear garden plus adjacent garage and driveway parking. The versatile accommodation includes three bedrooms, giving the option to utilise as additional reception space if preferred, a dual aspect living room, kitchen with access to conservatory and shower room. EPC Rating: D.

GROUND FLOOR

ENTRANCE HALL

Accessed via opaque double glazed entrance door with canopy over. Two radiators. Hatch to loft. Built-in storage cupboard and airing cupboard. Doors to kitchen, three bedrooms, shower room and to:

LIVING ROOM

Dual aspect via double glazed windows to front and side. Feature fireplace. Radiator.

KITCHEN

Double glazed window to side aspect. Base and wall mounted units with work surface areas incorporating stainless steel sink and drainer. Tiled splashbacks. Space for cooker, washing machine and fridge/freezer. Radiator. Double glazed door to:

CONSERVATORY

Double glazed windows and French doors to rear garden. Power and light. Oil fired boiler.

BEDROOM 1

Double glazed window to front aspect. Fitted storage. Radiator.

BEDROOM 2

Double glazed window to rear aspect. Fitted wardrobes. Radiator.

BEDROOM 3/DINING ROOM

Double glazed window to rear aspect. Radiator.

SHOWER ROOM

Opaque double glazed window to side aspect. Walk-in shower with electric shower unit. Close coupled WC. Pedestal wash hand basin. Wall tiling.



OUTSIDE

FRONT GARDEN

Mainly laid to gravel with shrub borders. Pathway leading to entrance door and gated rear access. Part enclosed by low level walling.

REAR GARDEN

Immediately to the rear of the property is a paved patio seating area leading to lawn. Mature tree and shrub borders. Greenhouse. Garden shed. Oil storage tank. Enclosed by timber fencing with gated access to front.

GARAGE

Double opening wooden doors. Windows to side and rear aspects. Courtesy door to side aspect.

OFF ROAD PARKING

Hard standing driveway to side providing off road parking and access to garage.

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.

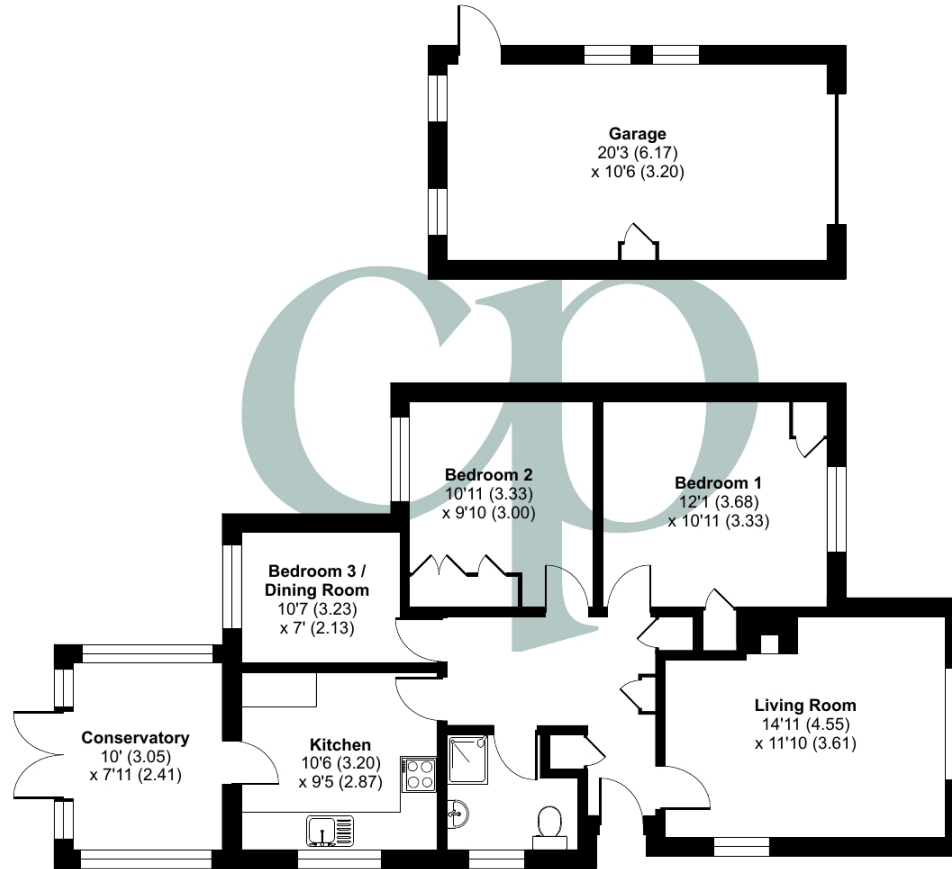
We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.





Approximate Area = 836 sq ft / 77.7 sq m
Garage = 210 sq ft / 19.5 sq m
Total = 1046 sq ft / 97.2 sq m

For identification only - Not to scale



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	61	
(39-54)	E		
(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 Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1115918

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

Viewing by appointment only

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