



# Primrose Close

Flitwick,  
Bedfordshire . MK45 1PJ  
£275,000

country  
properties



Offered for sale with no upper chain, this end terrace home fronts a small green facing onto Manor Way. The property features an enclosed rear garden with south-easterly aspect and garage in nearby block, with the accommodation including a living room, fitted kitchen/dining room with garden access, two double bedrooms and first floor shower room. The town centre amenities, including mainline rail station with a direct service to St Pancras International, are within 0.6 miles. EPC Rating: C.

## GROUND FLOOR

### ENTRANCE PORCH

Accessed via part opaque double glazed front entrance door. Window to side aspect. Two storage cupboards. Opaque glazed door to:

### LIVING ROOM

Double glazed window to front aspect. Radiator. Stairs to first floor landing. Opaque glazed door to:

### KITCHEN

Two double glazed windows and part opaque 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. Wall tiling. Space for cooker, washing machine and fridge/freezer. Wall mounted gas fired boiler. Radiator. Built-in under stairs storage cupboard. Tile effect flooring.

## FIRST FLOOR

### LANDING

Hatch to loft. Doors to both bedrooms and bathroom.

### BEDROOM 1

Two double glazed windows to front aspect. Radiator.

### BEDROOM 2

Two double glazed windows to rear aspect. Radiator. Built-in storage cupboard.

### SHOWER ROOM

Three piece suite comprising: Shower cubicle with electric shower unit, WC and pedestal wash hand basin with mixer tap. Wall tiling. Radiator. Extractor fan. Built-in airing cupboard. Tile effect flooring.

## OUTSIDE

### FRONT GARDEN

Laid to lawn. Shrub border. Pathway leading to front entrance door.



## REAR GARDEN

41' x 18' (12.50m x 5.49m) approx. South-easterly aspect. Mainly laid to lawn. Hard standing patio area. Mature shrub borders. Enclosed by brick walling and timber fencing with gated side access.

## GARAGE

Single garage situated in block.

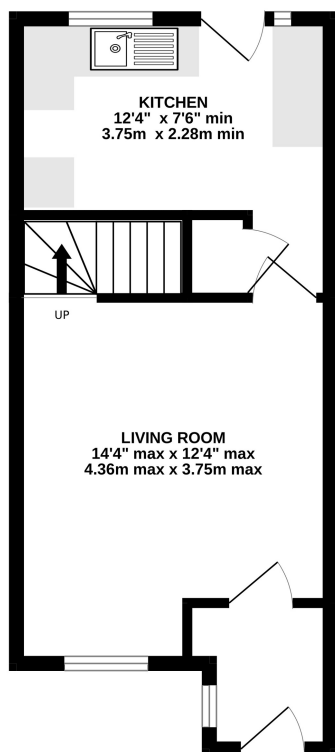
Current Council Tax Band: B.

## AGENTS NOTE

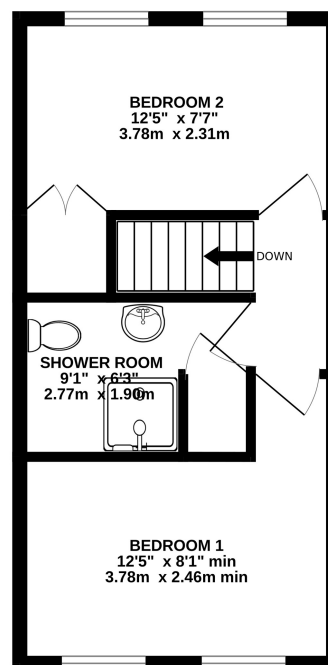
Please note that, to respect the current tenants privacy, the internal photographs were taken prior to their occupation when the property was vacant.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	90
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	73
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

## Viewing by appointment only

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