



Trent Avenue

Flitwick,
Bedfordshire, MK45 1SH
£290,000

country
properties

With no upper chain, this terraced home is set within the popular 'Rivers' area of town. The accommodation features a 22ft (max) dual aspect living /dining room with French doors to rear, fitted kitchen, two bedrooms and first floor bathroom. The enclosed rear garden enjoys a south-westerly aspect and the property further benefits from off road parking. The town centre amenities, including mainline rail station are within 0.6 miles on foot. EPC Rating: C.

GROUND FLOOR

ENTRANCE PORCH

Accessed via front entrance door with opaque glazed inserts. Storage cupboard. Wall mounted electric heater. Floor tiling. Recessed spotlighting to ceiling. Door to:

LIVING/DINING ROOM

Dual aspect via double glazed window to front and double glazed French doors to rear. Two radiators. Stairs to first floor landing. Open access to:

KITCHEN

Double glazed window to rear aspect. A range of base and wall mounted units with work surface areas incorporating sink and drainer. Tiled splashbacks. Built-in electric oven and hob with extractor over. Space for washing machine and refrigerator. Floor tiling.

FIRST FLOOR

LANDING

Hatch to loft. Built-in cupboard housing gas fired boiler. Door to both bedrooms and bathroom.

BEDROOM 1

Two double glazed windows to front aspect. Radiator.

BEDROOM 2

Double glazed window to rear aspect. Radiator.

BATHROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Bath with mixer tap/shower attachment, pedestal wash hand basin and low level WC. Tiled splashbacks. Radiator.



OUTSIDE

FRONT GARDEN

Mainly laid to lawn. Various shrubs.
Pathway leading to front entrance door.

REAR GARDEN

South-westerly aspect. Immediately to the rear of the property is a paved patio seating area. A stepping stone pathway leads through the lawn to rear access. Enclosed by timber fencing.

OFF ROAD PARKING

Allocated parking at right hand side of terrace.

Current Council Tax Band: B.

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.

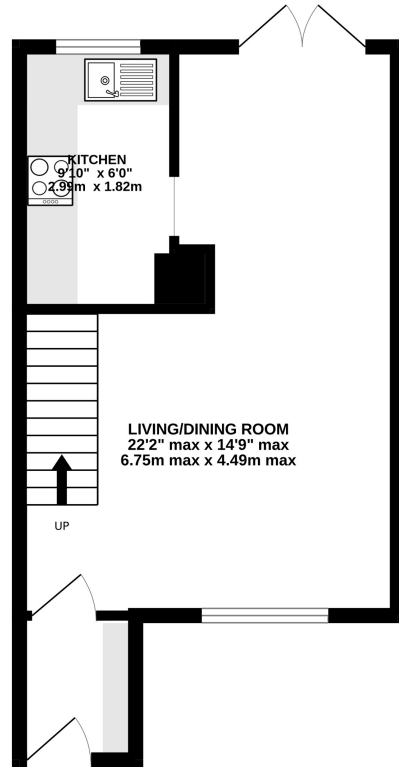
Details of the solicitor/conveyancer acting for you in your purchase.

A signed copy of our Supplier List & Referral Fee Disclosure Form.

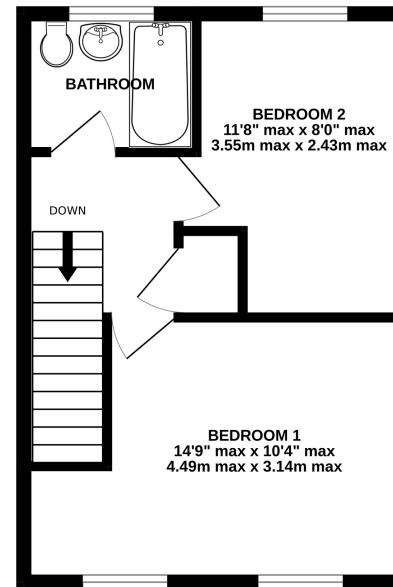
We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	87
(81-91)	B	
(69-80)	C	
(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

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

Viewing by appointment only

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