



Fir Tree Close
Flitwick,
Bedfordshire, MK45 1NY
£280,000

country
properties

Set on the town outskirts, bordering the River Flit with countryside views beyond, this mid terrace home is offered for sale with the benefit of no upper chain. The accommodation includes a fitted kitchen, open plan living/dining room with French doors to conservatory, three bedrooms and first floor family bathroom. Enjoying a south-easterly aspect, the enclosed rear garden is mainly laid to paving for ease of maintenance, whilst off road parking is provided to the front of the property in addition to an integral garage. The town centre amenities (including mainline rail station) are within 0.7 miles, whilst a handy parade of shops are located in nearby Vicarage Hill. EPC Rating: C.

GROUND FLOOR

ENTRANCE HALL

Accessed via part opaque double glazed front entrance door with canopy over. Floor tiling. Doors to garage, living/dining room and to:

KITCHEN

Double glazed window to front aspect. A range of base and wall mounted units with work surface areas incorporating sink and drainer with mixer tap. Wall tiling. Built-in oven, hob and extractor. Space for washing machine and fridge/freezer. Wall mounted gas fired boiler.

LIVING/DINING ROOM

Double glazed window to rear aspect. Two radiators. Stairs to first floor landing with built-in storage cupboard beneath. Double glazed French doors to:

CONSERVATORY

Double glazed windows to side and rear aspects. Double glazed door to rear garden. Radiator. Power and light.

FIRST FLOOR

LANDING

Hatch to loft. Built-in airing cupboard housing water tank. Doors to all bedrooms and family bathroom.

BEDROOM 1

Double glazed window to rear aspect. Radiator.

BEDROOM 2

Double glazed window to front aspect. Radiator.

BEDROOM 3

Double glazed window to rear aspect. Radiator. Built-in cupboard over stair bulkhead.

FAMILY BATHROOM

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

OUTSIDE

REAR GARDEN

Mainly laid to paving for ease of maintenance. Various shrubs. Garden shed. Enclosed by timber fencing.

GARAGE

Metal up and over door. Power and light. Wall mounted fuse box. Courtesy door to entrance hall.



OFF ROAD PARKING

Driveway to front of property providing off road parking for two vehicles and access to garage. Outside light.

Current Council Tax Band: C.

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.

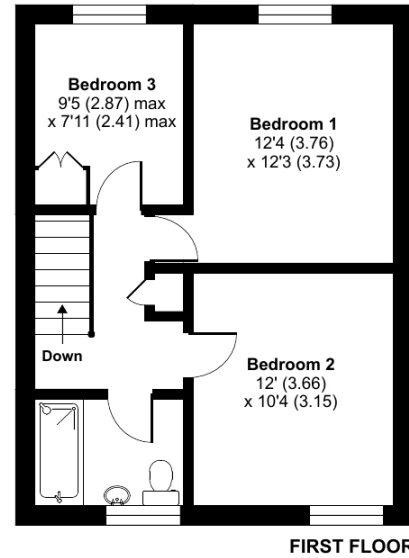
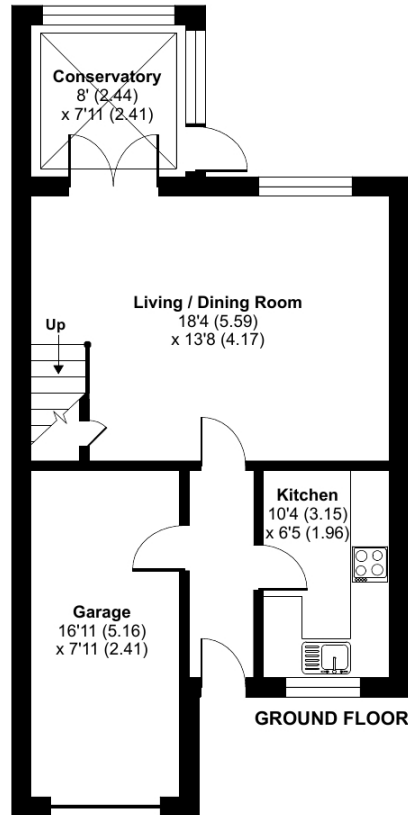
A signed copy of our Supplier List & Referral Fee Disclosure Form.

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



Approximate Area = 907 sq ft / 84.2 sq m
 Garage = 129 sq ft / 12 sq m
 Total = 1036 sq ft / 96.2 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C		71
(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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 1063656



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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