



Eagle Drive

Flitwick,
Bedfordshire, MK45 1RZ
£260,000

COUNTRY PROPERTIES
PART OF HUNTERS

Situated in the popular 'Birds' area of town, within 0.6 miles of the mainline rail station, this terraced home features an attractive landscaped garden, off road parking and garage in nearby block. The accommodation includes a living room with open access to the fitted kitchen/dining room which, in turn, leads via french doors to the conservatory addition whilst there are two bedrooms and a bathroom to the first floor. EPC Rating: C.

GROUND FLOOR

ENTRANCE PORCH

Accessed via composite front entrance door with opaque double glazed inserts. Storage cupboard. Wood effect flooring. Recessed spotlighting to ceiling. Glazed panelled door to:

LIVING ROOM

Double glazed window to front aspect. Stairs to first floor landing with built-in storage cupboard beneath. Radiator. Television point. Recessed spotlighting to ceiling. Opening to:

KITCHEN/DINING ROOM

Double glazed window and French doors to conservatory. A range of base and wall mounted units with under lighting and butchers block style work surface areas incorporating 1½ bowl sink with swan neck mixer tap. Built-in double oven and hob with extractor over. Space for fridge/freezer. Space and plumbing for automatic washing machine or dishwasher. Radiator. Wood effect flooring. Recessed spotlighting to ceiling.

CONSERVATORY

Of part brick construction with double glazed French doors and windows to rear aspect. Power. Space and plumbing for automatic washing machine. Space for tumble dryer.

FIRST FLOOR

LANDING

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

BEDROOM 1

Two double glazed windows to front aspect. Radiator. Open wardrobe area.

BEDROOM 2

Double glazed window to rear aspect. Built-in wardrobes. Radiator.

BATHROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Bath with mixer tap/shower attachment, close coupled WC and pedestal wash hand basin. Wall tiling. Chrome effect heated towel rail. Shaver socket.



OUTSIDE

FRONT GARDEN

Mainly laid to lawn. Pathway leading to front entrance door. Outside light. Small paved and shingled area. Mature shrub and tree.

REAR GARDEN

Attractive shaped patio laid to paving and pebbles. Artificial lawn. Timber decked area to rear. Raised flower beds. A variety of plants and shrubs. Cold water tap. Enclosed by fencing and walling.

GARAGE

Single garage situated in nearby block. Metal up and over door. Power and light.

OFF ROAD PARKING

Hard standing providing off road parking for two vehicles to front of garage.

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 drivers 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.

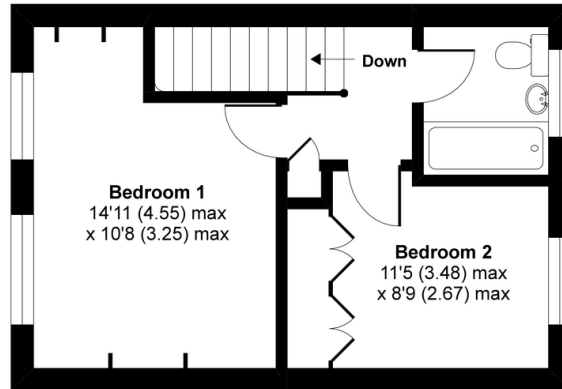
A signed copy of our Supplier List & Referral Fee Disclosure Form.

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

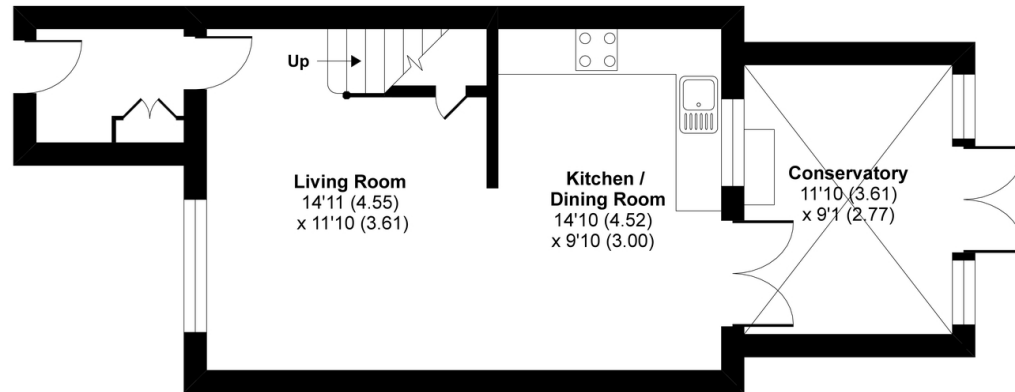
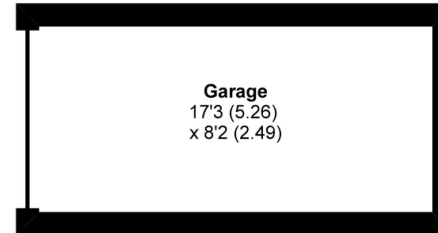


Approximate Area = 977 sq ft / 90.7 sq m (includes garage)

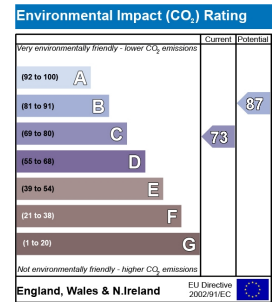
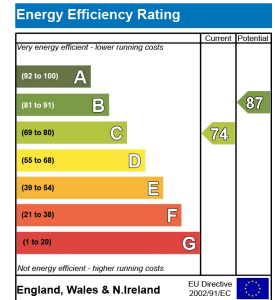
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FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Country Properties. REF: 631888



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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