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**Sold**

# James Place

Flitwick,  
Bedfordshire, MK45 1GW  
£375,000

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This modern townhouse offers well presented accommodation over three floors and is conveniently situated for access to the town centre amenities (just a 0.2 mile walk to the mainline rail station). Entering into a spacious hallway, the ground floor includes a fitted kitchen with a range of integrated appliances (as stated), cloakroom/WC and living/dining room with French doors giving direct access to the landscaped rear garden with south-easterly aspect. The principal bedroom suite with dressing area and wet room is located on the first floor, along with the fourth bedroom/optional study, whilst there are two double bedrooms on the second floor with family bathroom. Block paved off road parking for two vehicles is provided to the front of the property. EPC Rating: B.

## GROUND FLOOR

### ENTRANCE HALL

Accessed via front entrance door with opaque double glazed inserts and canopy porch over. Stairs to first floor landing. Radiator. Wood effect flooring. Doors to kitchen, living/dining room and to:

### CLOAKROOM/WC

Two piece suite comprising: Close coupled WC and pedestal wash hand basin with mixer tap and tiled splashback. Radiator. Extractor. Wood effect flooring.

### KITCHEN

Double glazed window to front aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink and drainer with mixer tap. Tiled splashbacks. Built-in oven and hob with extractor over. Integrated dishwasher and fridge/freezer. Space and plumbing for washing machine. Cupboard housing gas fired boiler. Wood effect flooring. Electric plinth heater.

### LIVING/DINING ROOM

Double glazed French doors to rear aspect with matching sidelights. Radiator. Built-in under stairs storage cupboard. Radiator.

## FIRST FLOOR

### LANDING

Radiator. Stairs to second floor landing. Doors to two bedrooms.

### BEDROOM 1

Two double glazed windows to rear aspect. Two radiators. Open access to:

### DRESSING AREA

Door to:

### EN-SUITE WET ROOM

Opaque double glazed window to front aspect. Shower area with wall mounted shower unit and fixed rainfall style showerhead. Close coupled WC. Pedestal wash hand basin with mixer tap. Wall and floor tiling. Extractor. Recessed spotlighting to ceiling.



## STUDY/BEDROOM 4

Double glazed window to front aspect.  
Radiator.

## SECOND FLOOR

### LANDING

Doors to two bedrooms and family bathroom.

### BEDROOM 2

Two double glazed windows to front aspect.  
Radiator.

### BEDROOM 3

Two double glazed windows to rear aspect.  
Radiator.

## FAMILY BATHROOM

Three piece suite comprising: Bath with mixer tap/shower attachment. Close coupled WC. Pedestal wash hand basin with mixer tap. Wall tiling. Heated towel rail. Extractor. Recessed spotlighting to ceiling. Wood effect flooring.

## OUTSIDE

### REAR GARDEN

Immediately to the rear of the property is a paved patio seating area with pathway leading through a gravelled area to a timber deck. Various shrubs. Garden shed. Outside light.

## OFF ROAD PARKING

Block paved off road parking for two vehicles to front of property.

Current Council Tax Band: D.  
Estate/Management Charge: £200 per annum.

## 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.

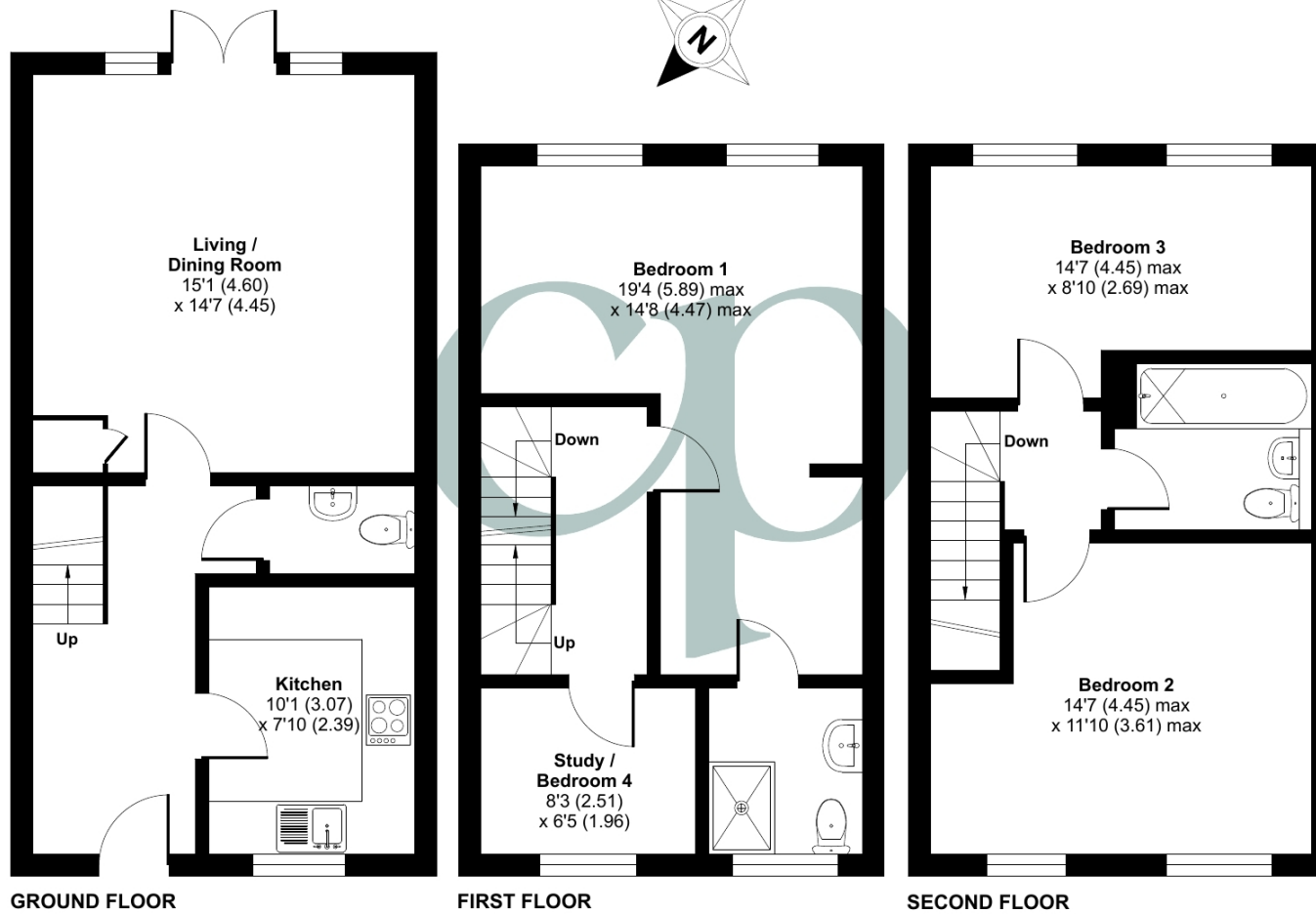
We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.





Approximate Area = 1188 sq ft / 110.4 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(81-91)	B	86	
(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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1174466

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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