Cavell Mews

Flitwick,
Bedfordshire, MK45 1GT
£340,000

COUNTRY PROPERTIES
PART OF HUNTERS

A credit to the owners, this beautifully presented semi detached home offers stylish accommodation with a contemporary finish featuring a living room with French doors to rear, attractive fitted kitchen with a range of integrated appliances (as stated), guest cloakroom/WC, two double bedrooms and first floor bathroom. Externally there is an enclosed rear garden and block paved off road parking for two vehicles. The property is pleasantly situated on a modern development towards the outskirts of Flitwick, yet is within just 1 mile of the town centre amenities and mainline rail station (approx. 45 mins to St Pancras International). EPC Rating: B.

GROUND FLOOR

ENTRANCE HALL

Accessed via front entrance door with double glazed insert. Radiator. Stairs to first floor landing with built-in storage cupboard beneath. Tiled floor. Doors to living room, guest cloakroom/WC and to:

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 electric oven and gas hob with glass splashback and extractor over. Integrated fridge/freezer, washing machine and slimline dishwasher. Radiator. Recessed spotlighting to ceiling. Tiled floor. Wall mounted gas fired combination boiler.

LIVING ROOM

Double glazed French doors and windows to rear aspect. Two radiators. Feature panelled wall.

GUEST CLOAKROOM/WC

Two piece suite comprising: WC with concealed cistern and pedestal wash hand basin with tiled splashback. Tiled floor. Extractor fan. Radiator.

FIRST FLOOR

LANDING

Hatch to loft. Doors to both bedrooms and bathroom.

BEDROOM 1

Two double glazed windows to front aspect. Feature part panelled wall. Radiator. Built-in storage cupboard.

BEDROOM 2

Double glazed window to rear aspect. Radiator.

BATHROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Bath with mixer tap and shower over, wall mounted WC with concealed cistern and wall mounted wash hand basin with mixer tap. Wall tiling. Heated towel rail. Recessed spotlighting to ceiling. Tiled floor. Extractor.

OUTSIDE

FRONT GARDEN

Mainly laid to gravel with inset shrubs. Outside light. Enclosed by metal railings.

REAR GARDEN

Immediately to the rear of the property is a paved patio seating area leading to lawn. Outside tap. Garden shed. Enclosed by timber fencing. Gated side access.

OFF ROAD PARKING

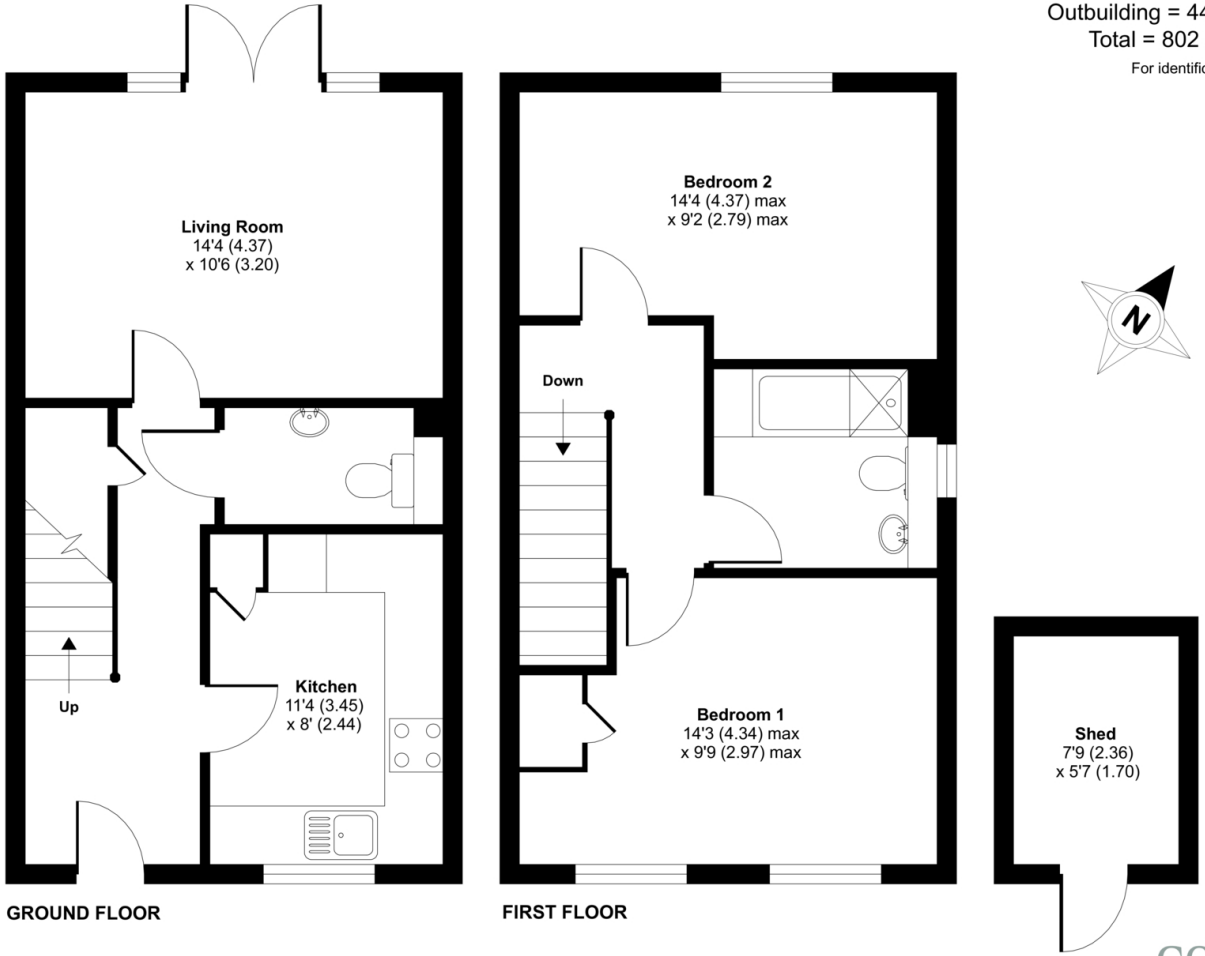
Block paved area providing off road parking for two vehicles.

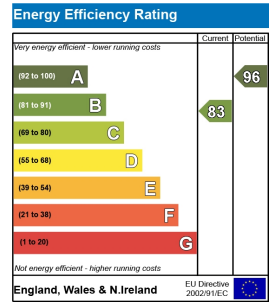
Current Council Tax Band: C.
Estate/Management Charge: TBC.

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 = 758 sq ft / 70.4 sq m
Outbuilding = 44 sq ft / 4.0 sq m
Total = 802 sq ft / 74.5 sq m
For identification only - Not to scale





Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Country Properties. REF: 798376

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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

Country Properties | 3 The Russell Centre, Coniston Road | MK45 1QY
T: 01525 721000 | **E:** flitwick@country-properties.co.uk
www.country-properties.co.uk

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