



**Primrose Close**  
Flitwick,  
Bedfordshire, MK45 1PJ  
**£300,000**

country  
properties

With scope to improve, this chain-free mid terrace home features two separate receptions, a fitted kitchen and conservatory. There are three bedrooms (two with fitted storage) on the first floor, along with a shower room. The established rear garden enjoys a south-westerly aspect and parking is provided via a garage in nearby block. The town centre amenities, including mainline rail station, are within 0.6 miles on foot. EPC: C.

## GROUND FLOOR

### ENTRANCE HALL

Accessed via part opaque double glazed leaded light effect front entrance door with matching sidelight. Stairs to first floor landing with built-in storage cupboard beneath. Radiator. Doors to kitchen and to:

### LIVING ROOM

Double glazed window to front aspect. Radiator.

### KITCHEN

Double glazed window and opaque double glazed door to rear aspect/conservatory. A range of base and wall mounted units with work surface areas incorporating sink and drainer with mixer tap. Wall tiling. Built-in oven and hob. Space for fridge/freezer and washing machine. Open access to dining room.

### CONSERVATORY

Of part brick construction with double glazed windows and French doors to rear garden. Radiator. Power and light.

## DINING ROOM

Double glazed window to rear aspect/conservatory. Radiator. Wood effect flooring.

## FIRST FLOOR

### LANDING

Hatch to loft. Cupboard housing gas fired boiler. Doors to all bedrooms and family bathroom.

### BEDROOM 1

Double glazed window to front aspect. Radiator.

### BEDROOM 2

Double glazed window to rear aspect. Radiator. Built-in wardrobes with storage cupboards above.

### BEDROOM 3

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



## SHOWER ROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Walk-in shower with wall mounted shower unit, close coupled WC and pedestal wash hand basin. Wall and floor tiling. Radiator.

## OUTSIDE

### FRONT GARDEN

Pathway leading to front entrance door. Laid to decorative slate chippings. Enclosed by picket fencing with gated access.

### REAR GARDEN

South westerly aspect. Paved patio area. Mainly laid to lawn. Various shrubs. Enclosed by fencing and conifer screening.

### GARAGE

Single garage situated in nearby block.

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.

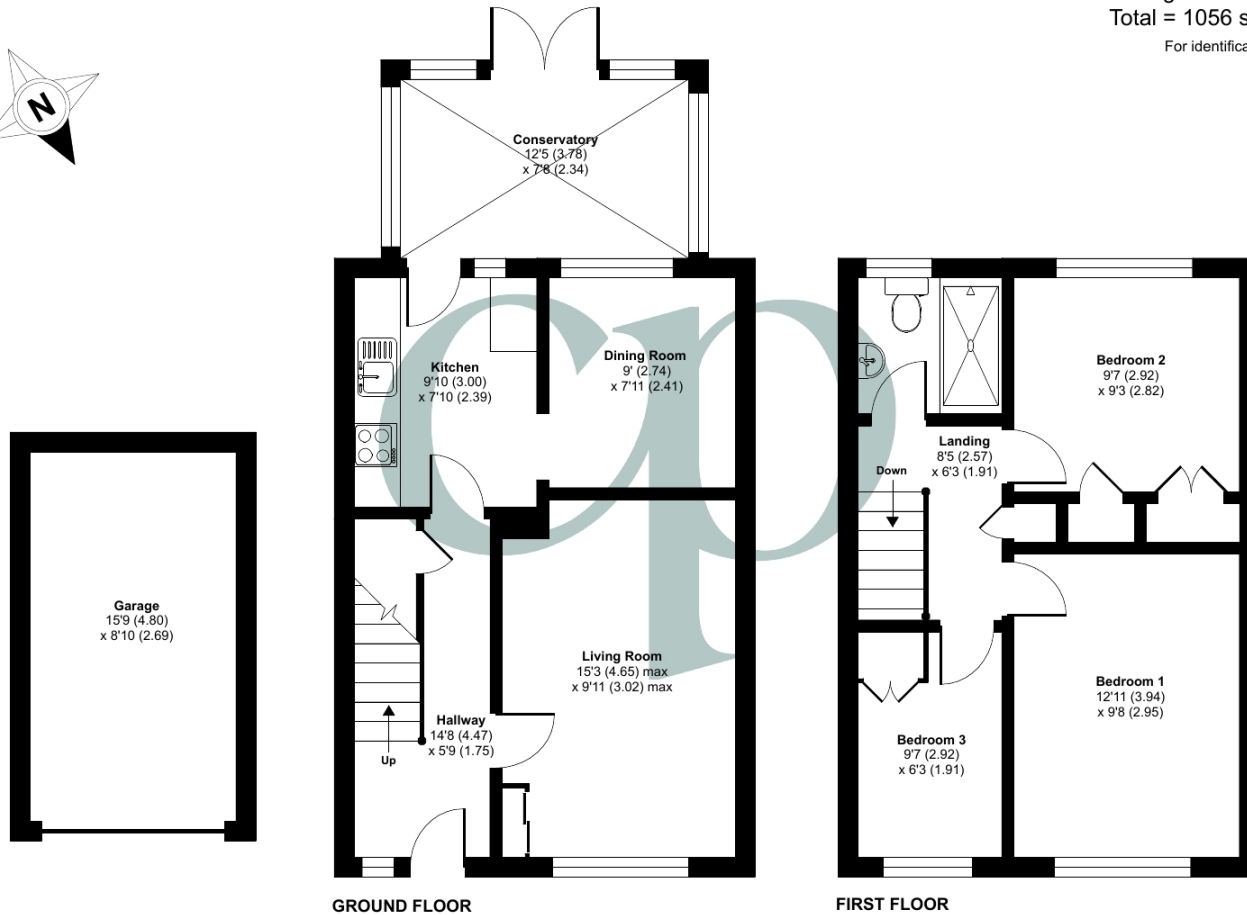
## DRAFT DETAILS

Awaiting vendor approval.



Approximate Area = 916 sq ft / 85.1 sq m  
 Garage = 140 sq ft / 13 sq m  
 Total = 1056 sq ft / 98.1 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C	76	
(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: 1089935

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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