



# Beaumont Road

Flitwick,  
Bedfordshire, MK45 1WD

Guide Price **£350,000**

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properties

Tucked away within a cul-de-sac location, this end terrace home with garage and parking is offered for sale with no upper chain and has the added benefit of a newly fitted boiler (Sep '24). The accommodation includes a fitted kitchen, cloakroom/WC and living/dining room with patio door to the attractive rear garden which enjoys a south-westerly aspect. There are three bedrooms to the first floor, the principal with a range of built-in wardrobes, plus a family bathroom. The mainline rail station (providing a direct service to St Pancras International) and further town centre amenities are within just 0.3 miles. EPC Rating: C.

## GROUND FLOOR

### ENTRANCE HALL

Accessed via front entrance door with opaque double glazed inserts and canopy porch over. Stairs to first floor landing with walk-in storage cupboard beneath. Radiator. Doors to kitchen, living/dining room and to:

### CLOAKROOM/WC

Opaque double glazed window to front aspect. Two piece suite comprising: Close coupled WC and wash hand basin with tiled splashback. Radiator. Wall mounted fuse box.

### KITCHEN

Double glazed window to front aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink with mixer tap. Built-in double oven, hob and extractor. Space for dishwasher, washing machine and fridge/freezer. Recessed spotlighting to ceiling.

### LIVING/DINING ROOM

Double glazed window and sliding patio door to rear aspect. Two radiators.

## FIRST FLOOR

### LANDING

Hatch to loft. Doors to all bedrooms and family bathroom.

### BEDROOM 1

Two double glazed windows to rear aspect. Radiator. Built-in wardrobes.

### BEDROOM 2

Double glazed window to front aspect. Radiator. Built-in cupboard housing gas fired boiler (newly fitted September 2024).

### BEDROOM 3

Double glazed window to front aspect. Radiator.



## FAMILY BATHROOM

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

## OUTSIDE

### FRONT GARDEN

Pathway leading to front entrance door. Mainly laid to gravel. Outside cold water tap.

### REAR GARDEN

Immediately to the rear of the property is a paved patio seating area leading to lawn. Various shrubs. Gated side access.

### GARAGE

Brick-built garage with pitched, tiled roof. Metal up and over door.

### OFF ROAD PARKING

Driveway providing off road parking and access to garage.

Current Council Tax Band: D.

## 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.

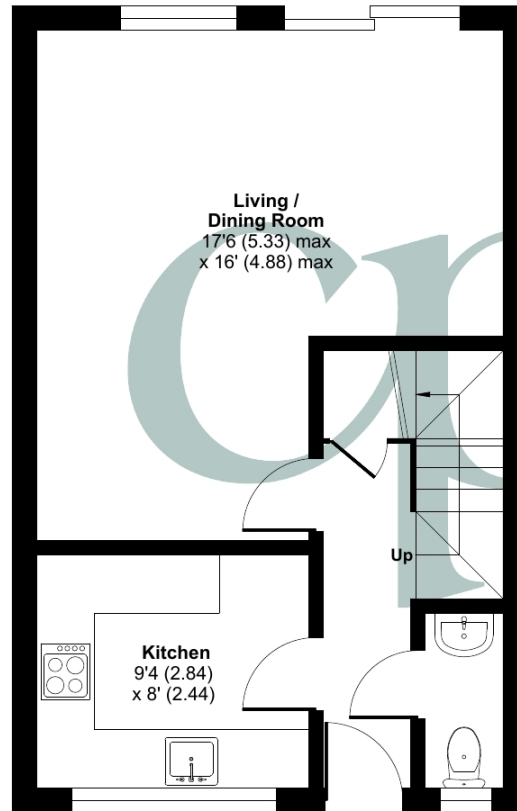
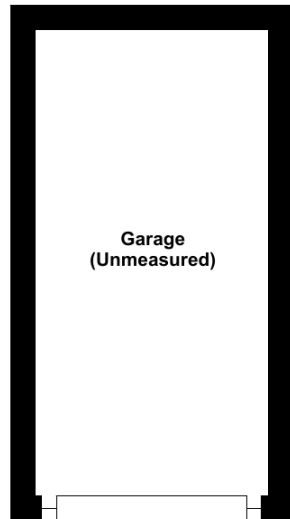
A signed copy of our Supplier List & Referral Fee Disclosure Form.

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

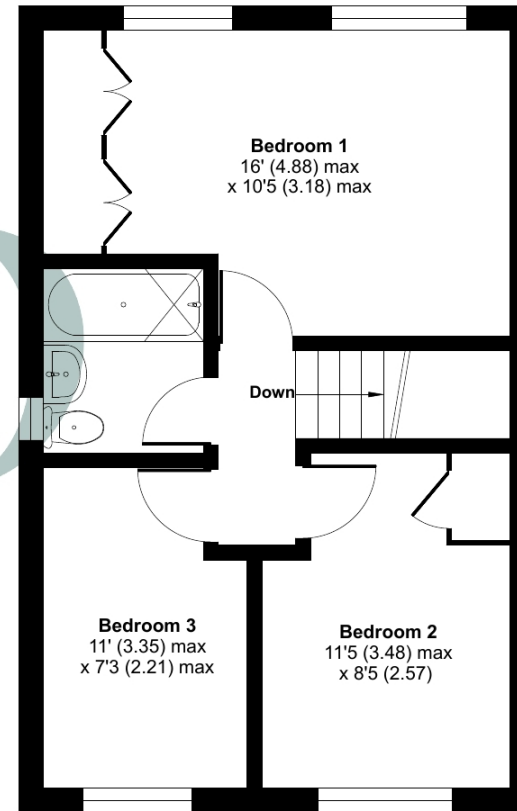


Approximate Area = 832 sq ft / 77.2 sq m (excludes garage)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		77	89
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: 1184446

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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