



Vicarage Hill

Flitwick,
Bedfordshire, MK45 1JA
£325,000

COUNTRY PROPERTIES
PART OF HUNTERS

This semi detached bungalow with garage and ample off road parking is situated within just 0.5 miles of the mainline rail station and further town centre amenities. The accommodation includes a living room with feature fireplace and French doors to the good sized rear garden, fitted kitchen, two double bedrooms and shower room. The property also has the benefit of a useful outbuilding which offers great versatility and could be used as a home office, studio or workshop. EPC Rating: D.

GROUND FLOOR

ENTRANCE HALL

Accessed via recessed part opaque double glazed leaded light effect entrance door. Engineered wood flooring. Radiator. Hatch to loft. Doors to all rooms.

LIVING ROOM

Double glazed French doors to rear aspect. Feature fireplace housing living flame effect gas fire, set on hearth with mantel over. Radiator. Television point. Coving to ceiling.

KITCHEN

Double glazed door and window to rear aspect. A range of base and wall mounted units with work surface areas incorporating stainless steel sink and drainer with mixer tap. Wall tiling. Space for cooker (with extractor above) and fridge/freezer. Space and plumbing for washing machine. Radiator. Cupboard housing gas fired boiler. Tile effect flooring.

BEDROOM 1

Double glazed leaded light effect window to front aspect. Radiator. Coving to ceiling.

BEDROOM 2

Double glazed leaded light effect window to front aspect. Radiator. Coving to ceiling.

SHOWER ROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Corner shower cubicle with wall mounted shower unit, close coupled WC and pedestal wash hand basin with mixer tap. Wall and floor tiling. Recessed spotlighting. Extractor. Heated towel rail.

OUTSIDE

FRONT GARDEN

Mainly laid to decorative stone chippings. Paved area. Shrub border. Part enclosed by low level metal railings and hedging.

REAR GARDEN

Immediately to the rear of the property is a decked terrace with pergola creating an entrance to the remainder of the garden. A paved pathway extends alongside the lawn, leading to a block paved and decked seating area to rear. Mature borders housing a variety of trees and shrubs. Timber garden shed. Greenhouse. Outside light and cold water tap. Enclosed by fencing.

GARDEN STUDIO/OFFICE

Two windows and part opaque glazed door to front aspect. Power and light. Recessed spotlighting to ceiling. Wall mounted fuse box.



GARAGE

Metal up and over door. Power and light.

OFF ROAD PARKING

Driveway providing off road parking for approx. four vehicles and access to 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).

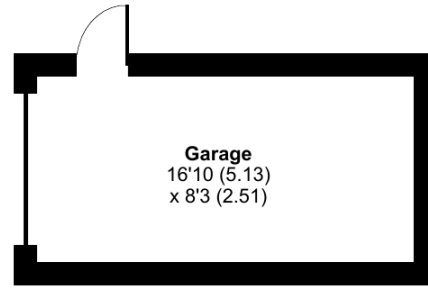
ID: A copy of a passport and driving licence for each purchaser are ideal, if both of these are not available, one can be substituted for a recent utility bill/bank statement.

Details of the solicitor/conveyancer acting for you in your purchase.

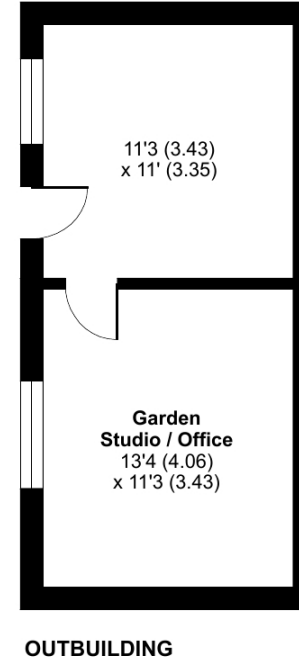
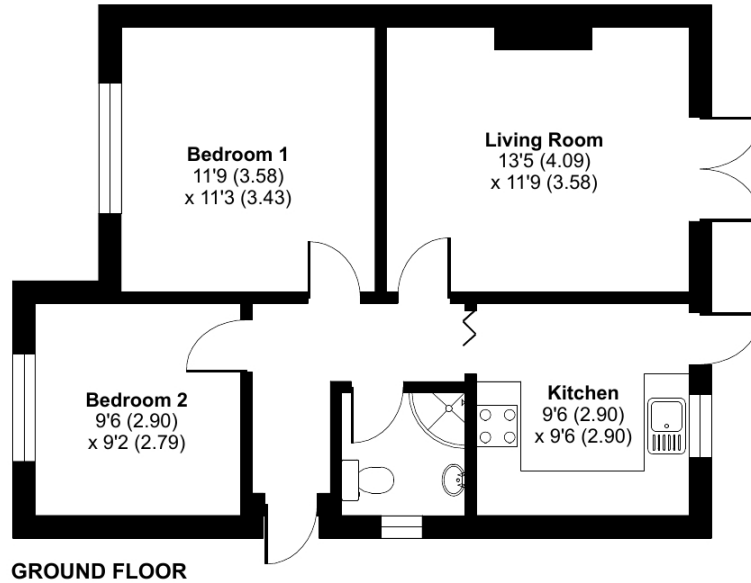
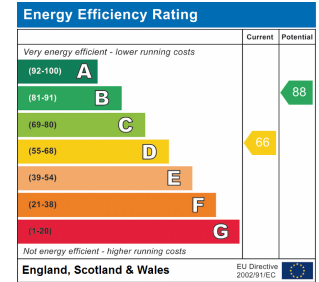
A signed copy of our Supplier List & Referral Fee Disclosure Form.

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





Approximate Area = 586 sq ft / 54.4 sq m
 Garage = 140 sq ft / 13 sq m
 Outbuilding = 281 sq ft / 26.1 sq m
 Total = 1007 sq ft / 93.5 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Country Properties. REF: 833716



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

