



High Street
Westoning,
Bedfordshire, MK45 5JQ
£325,000

*country
properties*

With the benefit of no upper chain, this mid terrace home is set back from the High Street, opposite the village lower school and recreation ground. The open plan living accommodation includes a 17ft (max) living room opening to dining room, which in turn leads to the fitted kitchen. There are three bedrooms to the first floor, along with a modern family bathroom. In addition, there is an enclosed garden and garage to the rear. Commuter links are available via mainline rail stations at neighbouring Flitwick or Harlington or the M1 (J12), all of which are within 2 miles. EPC Rating: E.

GROUND FLOOR

ENTRANCE LOBBY

Accessed via front entrance door with opaque double glazed leaded light effect inserts. Open access to:

LIVING ROOM

Double glazed window to front aspect. Radiator. Recessed spotlighting to ceiling. Stairs to first floor landing. Open access to:

DINING ROOM

Radiator. Built-in under stairs storage cupboard. Recessed spotlighting to ceiling. Open access to:

KITCHEN

Double glazed window and opaque double glazed door to rear aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink and drainer with mixer tap, and induction hob with extractor over. Tiled splashbacks. Built-in oven. Space for washing machine, tumble dryer and fridge/freezer. Wood effect flooring. Recessed spotlighting to ceiling.

FIRST FLOOR

LANDING

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.

BEDROOM 3

Double glazed window to front aspect. Radiator.

FAMILY BATHROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Bath with mixer tap and shower over, WC with concealed cistern and wash hand basin with mixer tap and storage beneath. Tiled splashbacks. Heated towel rail. Floor tiling.



OUTSIDE

FRONT GARDEN

Laid to lawn. Pathway leading to front entrance door.

REAR GARDEN

Paved patio area. Mainly laid to lawn. Pathway leading to gated rear access. Enclosed by timber fencing.

GARAGE

Up and over door. Accessed via Richmond Road.

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.

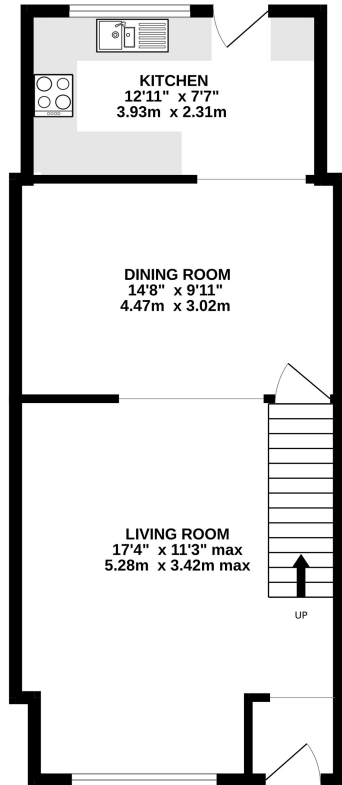
Details of the solicitor/conveyancer acting for you in your purchase.

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

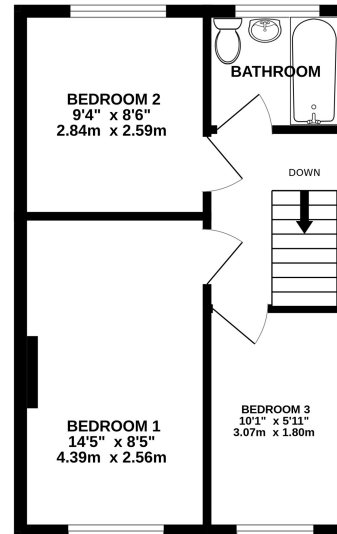
We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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

Viewing by appointment only

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