



Townfield Road

Flitwick,
Bedfordshire, MK45 1JQ
£280,000

COUNTRY PROPERTIES
PART OF HUNTERS

Having potential to improve and extend (subject to planning), this semi detached home is offered for sale with no upper chain. The accommodation includes a bay fronted living room, fitted kitchen, ground floor bathroom and three bedrooms. There is a generous garden to the rear and garage with inspection pit. The mainline rail station and further town centre amenities are within just 0.5 miles. EPC Rating: D.

GROUND FLOOR

ENTRANCE HALL

Accessed via steps up to opaque double glazed entrance door with canopy over. Opaque double glazed window to side aspect. Radiator. Stairs to first floor landing. Doors to kitchen, bathroom and to:

LIVING ROOM

Walk-in bay with double glazed window to front aspect. Radiator. Brick fireplace with gas fire set on tiled hearth and back boiler.

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 sink and drainer with mixer tap. Space for washing machine, refrigerator, freezer and cooker (with extractor above). Built-in under stairs storage cupboard.

BATHROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Bath with electric shower over, close coupled WC and pedestal wash hand basin. Wall tiling. Radiator.

FIRST FLOOR

LANDING

Hatch to loft. Doors to all bedrooms.

BEDROOM 1

Two double glazed windows to front aspect. Radiator.

BEDROOM 2

Double glazed window to rear aspect. Radiator.

BEDROOM 3

Double glazed window to rear aspect. Radiator.

OUTSIDE

FRONT GARDEN

Lawn area with mature shrub border.

REAR GARDEN

Immediately to the rear of the property is a concrete patio area leading to lawn. Mature trees and shrubs. Enclosed by timber fencing.



GARAGE

Single garage with double opening doors.
Window to rear aspect. Inspection pit.
(Accessed via shared driveway).

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.

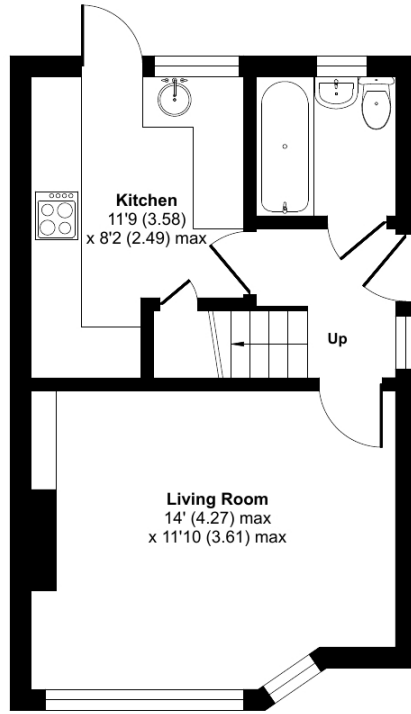
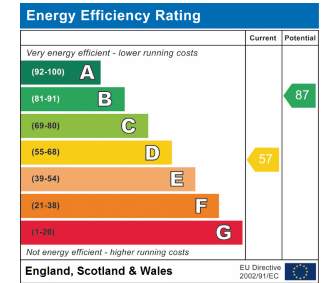
We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.



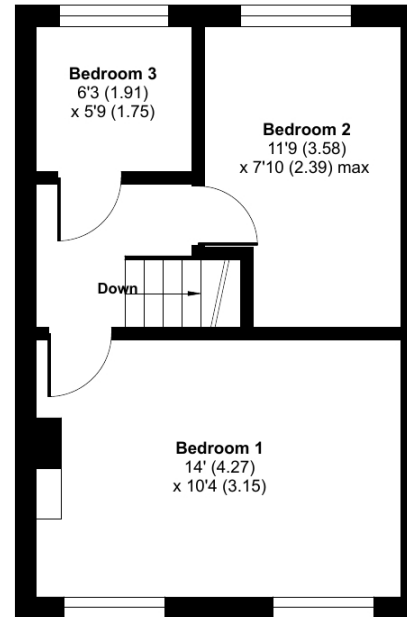


Approximate Area = 669 sq ft / 62.1 sq m
Garage = 139 sq ft / 12.9 sq m
Total = 808 sq ft / 75 sq m

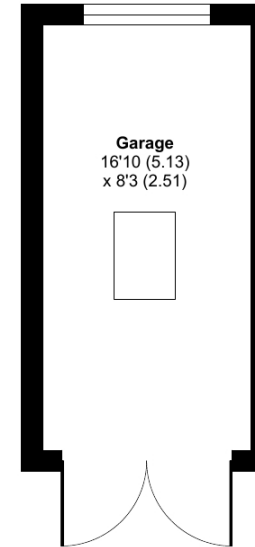
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GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 984071



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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