



Avon Rise

Flitwick,
Bedfordshire, MK45 1SQ
£335,000

country
properties

Set within a popular cul-de-sac, this well presented link semi-detached home features a ground floor extension to create fabulous open plan living space. This generous room offers areas to cook, dine and relax (perfect for entertaining) and leads directly to the enclosed rear garden via French doors, whilst skylights flood the space with light. In addition, there is a separate living room, whilst the first floor features two bedrooms and a modern bathroom.

Off road parking is provided via the attached garage and driveway. The town centre amenities, including mainline rail station, are within just 0.5 miles on foot. EPC Rating: C.

GROUND FLOOR

ENTRANCE PORCH

Accessed via front entrance door with opaque double glazed leaded light effect inserts. Double glazed leaded light effect window to side aspect. Wood effect flooring. Gas and electric meters. Recessed spotlighting to ceiling. Door to:

LIVING ROOM

Double glazed window to front aspect. Stairs to first floor landing. Radiator. Door to:

KITCHEN/DINING/FAMILY ROOM

Double glazed window and double glazed French doors with matching sidelights and top openers to rear aspect. Two double glazed skylights. A range of base and wall mounted kitchen units with work surface areas incorporating stainless steel sink and drainer with mixer tap. Tiled splashbacks. Space for American style fridge/freezer, washing machine and range style oven (with extractor over). Island unit providing additional storage, also housing integrated dishwasher and wine refrigerator. Two radiators. Recessed spotlighting to ceiling. Wood effect flooring. Courtesy door to garage.

FIRST FLOOR

LANDING

Hatch to loft. Doors to both bedrooms and bathroom.

BEDROOM 1

Double glazed window to front aspect. Built-in wardrobe. Radiator.

BEDROOM 2

Double glazed window to rear aspect. Radiator.

BATHROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Bath with mixer tap and shower over, close coupled WC and pedestal wash hand basin with mixer tap. Wall and floor tiling. Heated towel rail. Recessed spotlighting to ceiling.

OUTSIDE

FRONT GARDEN

Lawn area. Pathway leading to front entrance door.



REAR GARDEN

Immediately to the rear of the property is a block paved patio seating area leading to lawn. Shrub borders. Enclosed by timber fencing.

GARAGE

Attached garage. Up and over door. Power and light. Eaves storage. Courtesy door to kitchen/dining/family room.

OFF ROAD PARKING

Driveway to side providing off road parking for one vehicle and access to garage.

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).

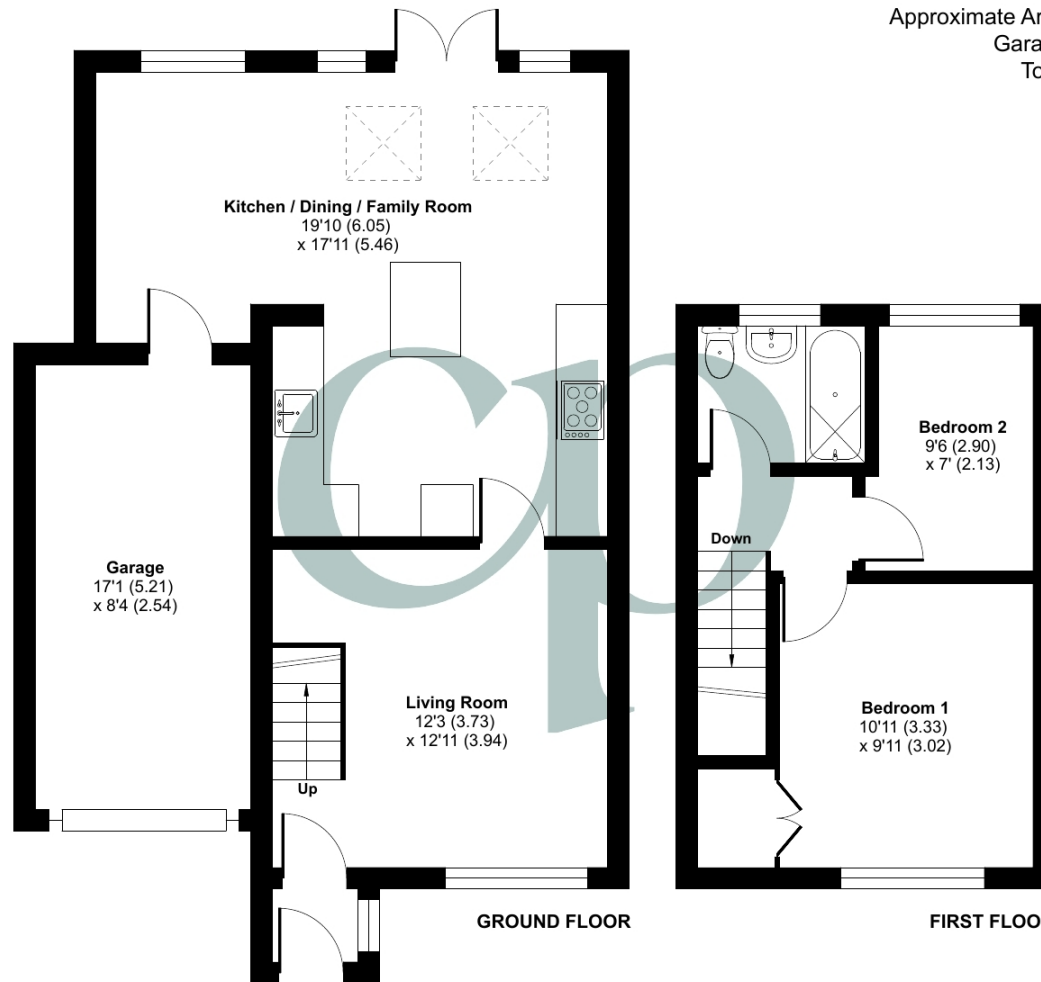
ID: A copy of a passport and driving licence for each purchaser are ideal, if both of these are not available, one can be substituted for a recent utility bill/bank statement.

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.





Approximate Area = 758 sq ft / 70.4 sq m
Garage = 144 sq ft / 13.3 sq m
Total = 902 sq ft / 83.7 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C	70	
(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: 1153577

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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