



Hawk Close

Flitwick,
Bedfordshire, MK45 1RX
£260,000

COUNTRY PROPERTIES
PART OF HUNTERS

Set within a cul-de-sac in the popular 'Birds' area, approx. 0.6 miles from the mainline rail station and town centre amenities, this well presented mid terrace home features contemporary, open plan living space - Great for entertaining! This wonderful, dual aspect room incorporates lounge, dining and kitchen areas and also benefits from French doors leading out to the enclosed rear garden. There are two double bedrooms to the first floor (each with fitted wardrobes) plus an attractive bathroom. A garage is located within a block of two adjacent to the terrace, along with driveway parking, and the property further benefits from no upper chain. EPC Rating: C.

GROUND FLOOR

ENTRANCE PORCH

Accessed via composite front entrance door with opaque glazed leaded light effect inserts. Radiator. Wall mounted fuse box. Coving to ceiling. Door to:

LIVING/DINING ROOM

Dual aspect via double glazed window to front and double glazed French doors to rear. Stairs to first floor landing with storage cupboard beneath. Coving to ceiling. Two radiators. Open plan access to:

KITCHEN AREA

Double glazed window to rear aspect. A range of base and wall mounted units with work surface areas incorporating sink and drainer with mixer tap. Tiled splashbacks. Built-in oven, hob and extractor. Space for fridge/freezer. Space and plumbing for automatic washing machine.

FIRST FLOOR

LANDING

Coving to ceiling with hatch to loft. Built-in cupboard housing gas fired combination boiler. Doors to both bedrooms and bathroom.

BEDROOM 1

Two double glazed windows to front aspect. Fitted triple wardrobe with sliding doors. Further built-in storage cupboard over stair bulkhead. Coving to ceiling. Radiator.

BEDROOM 2

Double glazed window to rear aspect. Fitted double wardrobe with sliding doors. Coving to ceiling. Radiator.

BATHROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Bath with mixer tap and shower attachment, close coupled WC and pedestal wash hand basin with mixer tap. Wall tiling. Chrome effect heated towel rail.

OUTSIDE

FRONT GARDEN

Pathway leading to front entrance door. Laid to paving. Outside light.



REAR GARDEN

40' x 15' plus 20' x 9' approx. (12.19m x 4.57m plus 6.10m x 2.74m approx.) Immediately to the rear of the property is a paved patio area. Lawn areas with central paved pathway leading to further paved garden area. Enclosed by fencing with gated side access.

GARAGE

Situated in a block of two to the side of the terrace. Metal up and over door.

OFF ROAD PARKING

Hard standing to front of garage providing off road parking for two vehicles, accessed via shared drive.

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 drivers 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.

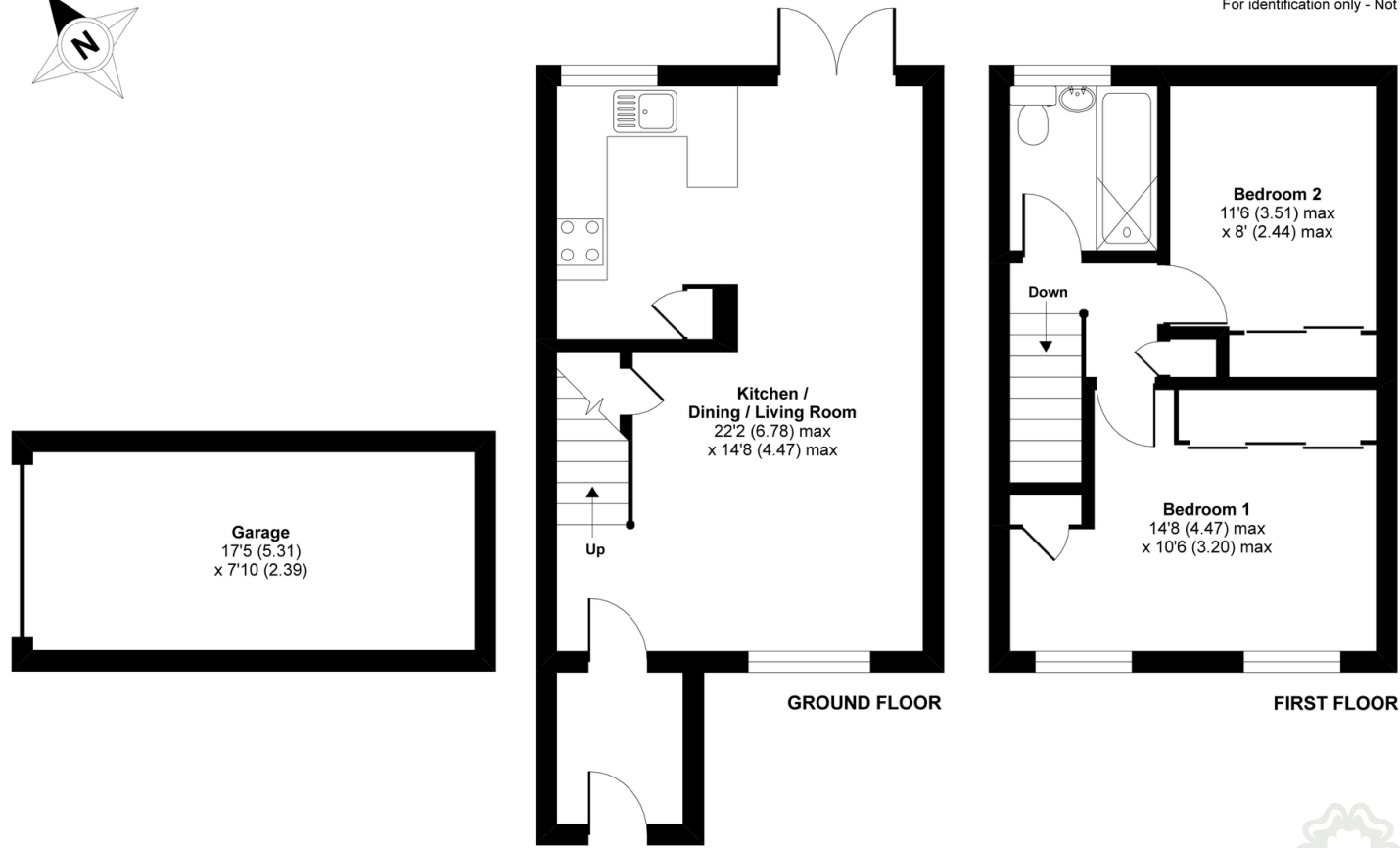
A signed copy of our Supplier List & Referral Fee Disclosure Form.

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



Approximate Area = 681 sq ft / 63.2 sq m
 Garage = 136 sq ft / 12.6 sq m
 Total = 817 sq ft / 75.8 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		91
(81 to 91)	B		
(69 to 80)	C		71
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 to 100)	A		93
(81 to 91)	B		
(69 to 80)	C		72
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Country Properties. REF: 659580



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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