



Thirlmere Gardens

Flitwick,
Bedfordshire, MK45 1QX
£280,000

country
properties

Tucked away at the end of a cul-de-sac within the heart of the town centre, offering excellent access to all its amenities (the mainline rail station, supermarket, lower and middle schools, and park are all under 0.4 miles on foot), this end terrace home also has the benefit of driveway parking and a garage in nearby block. The accommodation includes a 19'5" open plan living/dining room, fitted kitchen with oven, hob, hood and fridge/freezer, two double bedrooms and first floor bathroom. With westerly aspect, the enclosed rear garden features a bar area, perfect for summer entertaining. EPC Rating: C.

GROUND FLOOR

ENTRANCE PORCH

Accessed via entrance door with opaque double glazed inserts. Wood effect flooring. Opaque glazed door to:

LIVING/DINING ROOM

Double glazed bow window to front aspect. Radiator. Stairs to first floor landing. Glazed door to:

KITCHEN

Double glazed window and door to rear aspect. A range of base and wall mounted units with work surface areas incorporating stainless steel sink and drainer with mixer tap. Tiled splashbacks. Built-in double oven and gas hob with extractor over. Integrated fridge/freezer. Space and plumbing for washing machine. Radiator. Tile effect flooring.

FIRST FLOOR

LANDING

Hatch to part boarded loft with ladder. Doors to both bedrooms and bathroom.

BEDROOM 1

Double glazed window to front aspect. Fitted wardrobes housing gas fired boiler. Built-in storage cupboard. Radiator.

BEDROOM 2

Double glazed window to rear aspect. Radiator.

BATHROOM

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



OUTSIDE

REAR GARDEN

Westerly aspect. Immediately to the rear of the property is a paved patio seating area leading to lawn. Raised decked area at rear with bar. Enclosed by timber fencing with gated side access.

OFF ROAD PARKING

Block paved driveway to front providing off road parking for one vehicle. Pathway leading to front entrance door. Outside store. Gated side access to rear garden.

GARAGE

Single garage situated in nearby block.

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.

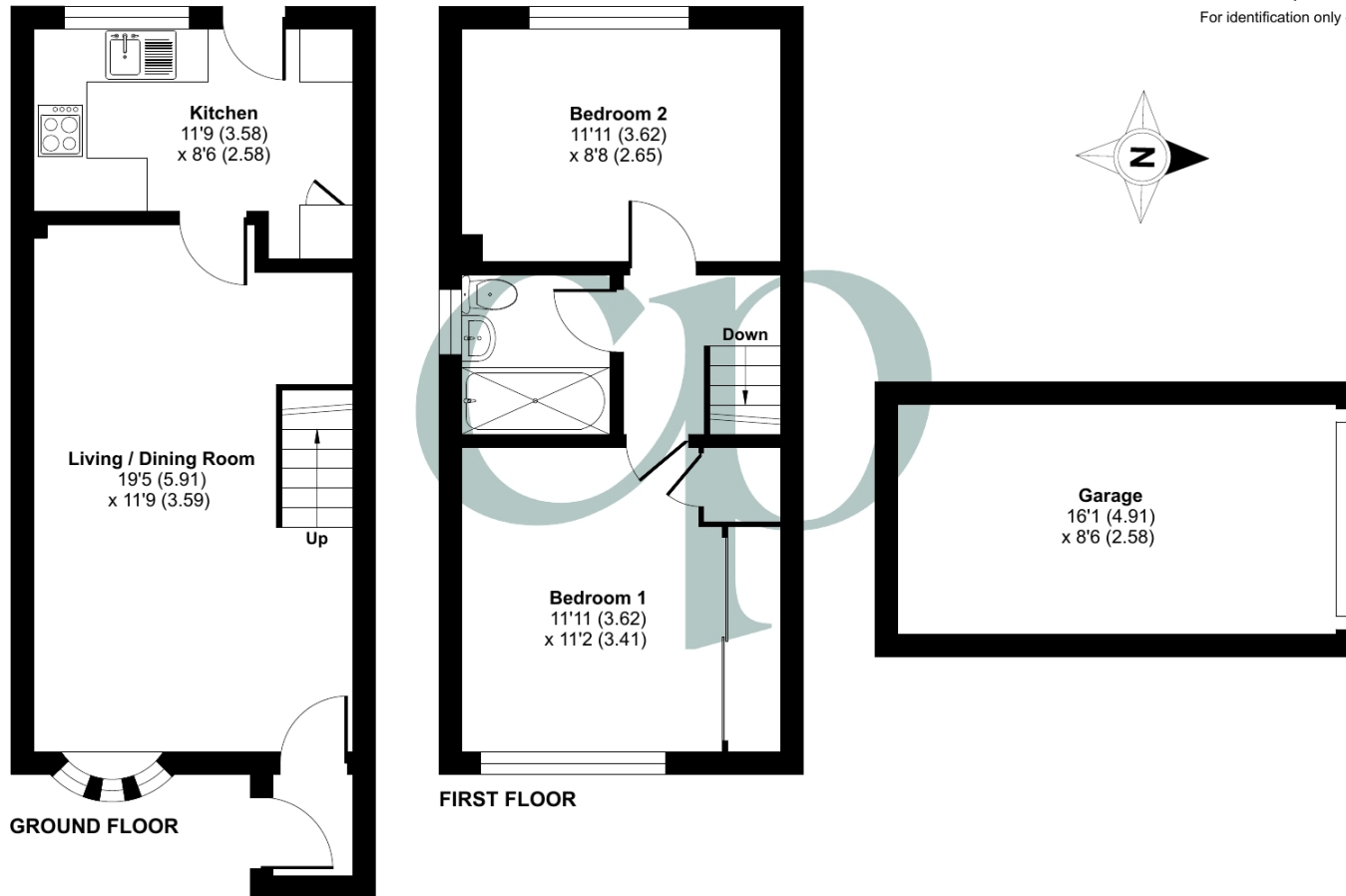


Approximate Area = 641 sq ft / 59.5 sq m

Garage = 136 sq ft / 12.6 sq m

Total = 777 sq ft / 72.1 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C	73	
(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: 1108710

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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