



Dunstable Close

Flitwick,
Bedfordshire, MK45 1JN

Guide Price **£260,000**

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For Sale

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Offered for sale with no upper chain, this mid terrace home is conveniently situated within the heart of the town centre, minutes from Millennium Park, the mainline rail station and further amenities including a handy Tesco Superstore (0.2 miles). The accommodation includes a spacious living room, refitted kitchen, two double bedrooms and first floor bathroom. The rear garden is mainly laid to paving for ease of maintenance, and there is a garage situated in nearby block. EPC Rating: C.

GROUND FLOOR

ENTRANCE

Via part opaque double glazed front entrance door to:

LIVING ROOM

Double glazed window to front aspect. Radiator. Wood effect flooring. Open tread staircase to first floor landing. Door to:

LANDING

Hatch to loft. Doors to both bedrooms and bathroom.

FIRST FLOOR

KITCHEN

Double glazed window and door to rear aspect. Refitted (2023) with a range of base and wall mounted units with work surface areas incorporating sink and drainer with mixer tap. Built-in oven and hob with extractor over. Space for fridge/freezer and washing machine. Wall mounted gas fired boiler. Radiator. Wood effect flooring.

BEDROOM 1

Double glazed window to front aspect. Radiator.

BEDROOM 2

Double glazed window to rear aspect. Radiator. Built-in over stairs storage cupboard.



BATHROOM

Three piece suite comprising: Bath with wall mounted shower unit over, close coupled WC and wash hand basin with mixer tap and storage beneath. Wall tiling. Heated towel rail. Extractor. Wood effect flooring.

OUTSIDE

FRONT GARDEN

Pathway leading to front entrance door. Gravelled area.

REAR GARDEN

Mainly laid to paving with concrete pathway leading to gated rear access. Enclosed by fencing.

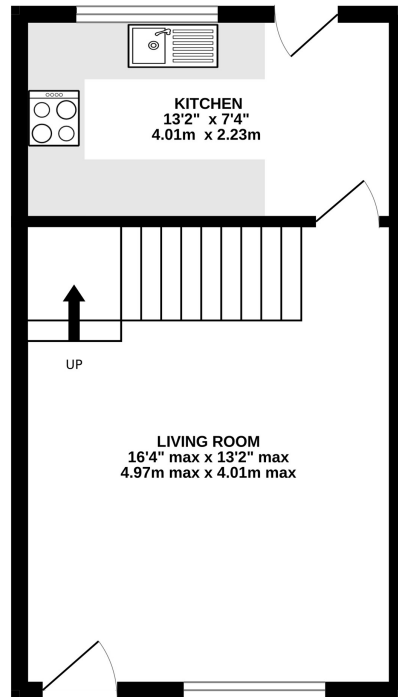
GARAGE

Single garage situated in nearby block. Metal up and over door.

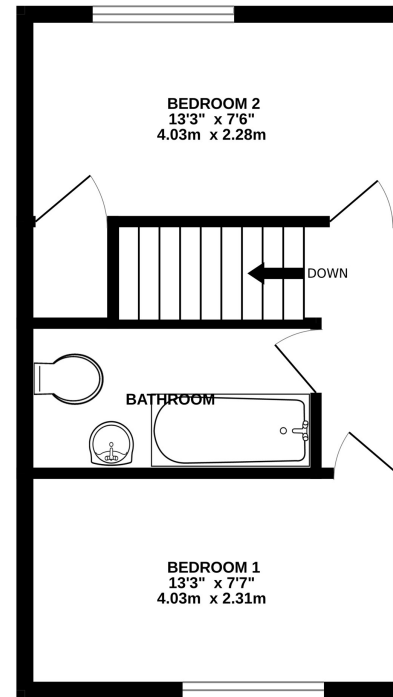
Current Council Tax Band: B.



GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		74
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing by appointment only

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