



# Coniston Road

Flitwick,  
Bedfordshire, MK45 1QH  
£200,000

DERWENT RISE

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properties

Pleasantly situated within the heart of the town centre, overlooking Millenium Park, this well presented home would make a great first step on the property ladder or Buy to Let investment with a potential rental income of approx. £875 pcm. The dual aspect reception room incorporating the kitchen provides contemporary open plan living, with a useful utility area tucked away within the entrance porch. There is a dual aspect double bedroom with built-in wardrobe to the first floor, plus a modern shower room. The property further benefits from allocated parking and use of a communal garden area. Great for commuters, the property is just a 0.2 mile walk from the mainline rail station which offers a direct service to St Pancras International. EPC Rating: C.

## GROUND FLOOR

### ENTRANCE PORCH

Accessed via entrance door with opaque double glazed inserts. Utility area providing work surface area with space for washing machine and freezer beneath. Wall mounted units (housing gas fired combination boiler, gas meter and electric consumer unit). Radiator. Wood effect flooring. Recessed spotlighting to ceiling. Door to:

### OPEN PLAN KITCHEN/LIVING ROOM

Dual aspect via two double glazed windows to front and double glazed window to side. A range of base and wall mounted kitchen units with work surface areas incorporating sink and drainer with mixer tap, and ceramic hob with extractor over. Tiled splashbacks. Built-in electric oven. Integrated refrigerator. Radiator. Wood effect flooring. Recessed spotlighting to ceiling. Stairs to first floor landing with built-in storage cupboard beneath.

### FIRST FLOOR

### LANDING

Doors to bathroom and to:

### BEDROOM

Dual aspect via double glazed windows to front and side. Built-in wardrobe with sliding doors. Radiator. Hatch to loft.

### SHOWER ROOM

Opaque double glazed window to front aspect. Three piece suite comprising: Shower cubicle, WC with concealed cistern and wash hand basin with mixer tap and storage beneath. Wall tiling. Heated towel rail. Wood effect flooring. Recessed spotlighting to ceiling.

### OUTSIDE

### FRONT GARDEN

Small lawn area. Pathway leading to front entrance door.

### COMMUNAL GARDEN

Laid to lawn with paved area.

### ALLOCATED PARKING

Allocated parking for one vehicle.

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.

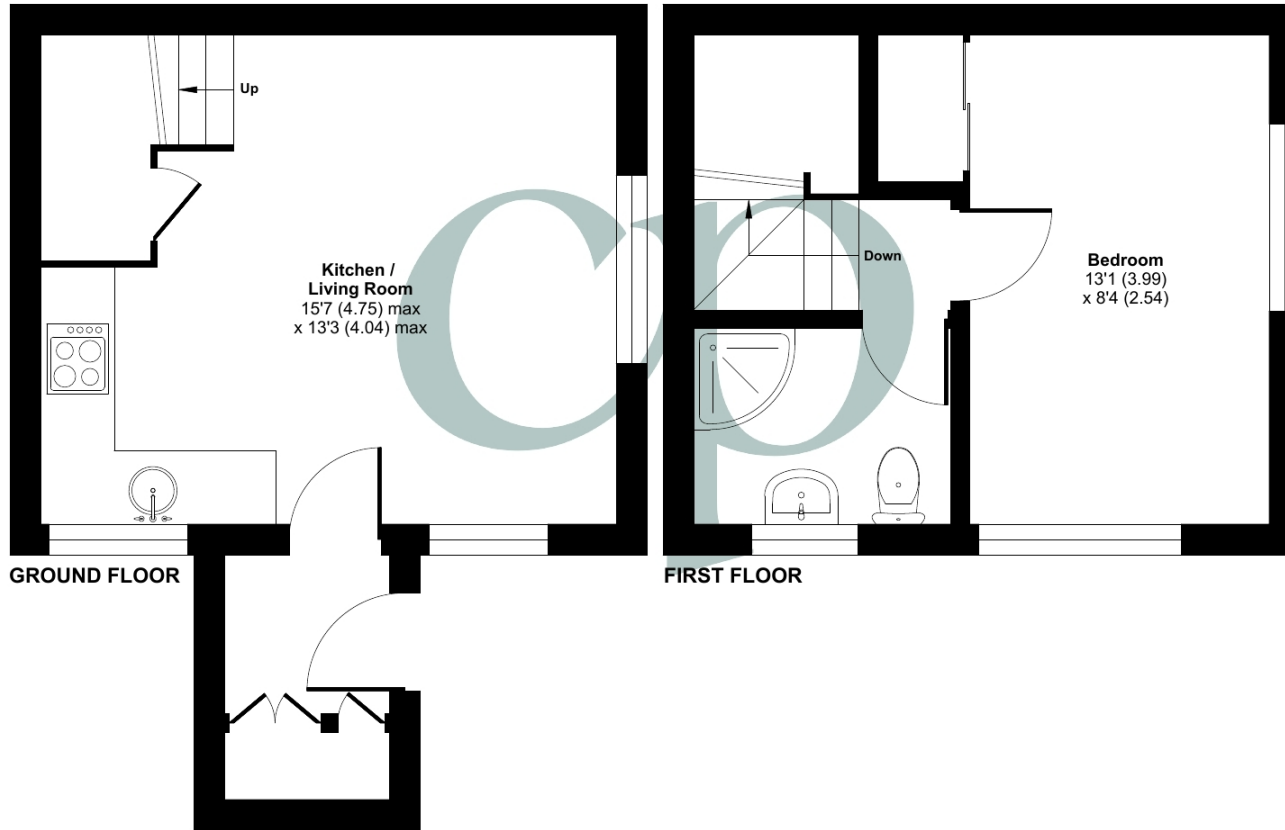
We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.





Approximate Area = 452 sq ft / 41.9 sq m

For identification only - Not to scale



| Energy Efficiency Rating                    |   | Current | Potential               |
|---|---|---------|-------------------------|
| Very energy efficient - lower running costs |   |         |                         |
| (92+)                                       | A |         | 91                      |
| (81-91)                                     | B |         |                         |
| (69-80)                                     | C | 72      |                         |
| (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: 1119918

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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