



Thirlmere Gardens

Flitwick,
Bedfordshire, MK45 1QX
£325,000

country
properties

This chain-free semi detached home is set within the heart of the town centre, convenient for Millenium Park, Tesco superstore and the mainline rail station (all within just 0.3 miles). The accommodation includes a 23ft dual aspect living/dining room with feature fireplace, fitted kitchen, three bedrooms and first floor wet room.

There is an enclosed garden to the rear and off road parking is provided via the adjacent driveway and garage. EPC Rating: C.

GROUND FLOOR

ENTRANCE PORCH

Accessed via front entrance door with opaque double glazed fanlight. Double glazed window to side aspect. Multi pane opaque glazed door to:

INNER HALL

Stairs to first floor landing. Radiator. Bi-fold door to:

LIVING/DINING ROOM

Dual aspect via double glazed windows to front and rear. Feature fireplace surround housing electric fire. Two radiators. Dado rail. Multi pane opaque glazed door to:

KITCHEN

Double glazed window and part double glazed door to rear aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink with mixer tap. Tiled splashbacks. Space for washing machine, fridge/freezer and cooker (with extractor above). Radiator.

FIRST FLOOR

LANDING

Opaque double glazed window to side aspect. Hatch to loft. Two built-in cupboards, one housing gas fired boiler. Doors to all bedrooms and wetroom.

BEDROOM 1

Double glazed window to front aspect. Radiator. Dado rail.

BEDROOM 2

Double glazed window to rear aspect. Radiator. Dado rail.



BEDROOM 3

Double glazed window to rear aspect.
Radiator.

WET ROOM

Opaque double glazed window to front aspect. Wall mounted shower unit.
Close coupled WC. Wash hand basin.
Wall tiling. Radiator. Extractor.

OUTSIDE

FRONT GARDEN

Paved steps leading to front entrance door with balustrade. Tiered shrub beds. Outside light.

REAR GARDEN

Immediately to the rear of the property is a paved patio seating area with step up to paved pathway leading alongside a lawned area. Shrub borders. Gravelled area. Enclosed by fencing.

GARAGE

Attached brick-built garage with pitched, tiled roof. Metal up and over door. Window to rear aspect. Courtesy door to side aspect leading to rear garden. Power and light. Cold water tap. Eaves storage.

OFF ROAD PARKING

Hard standing driveway providing off road parking 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.

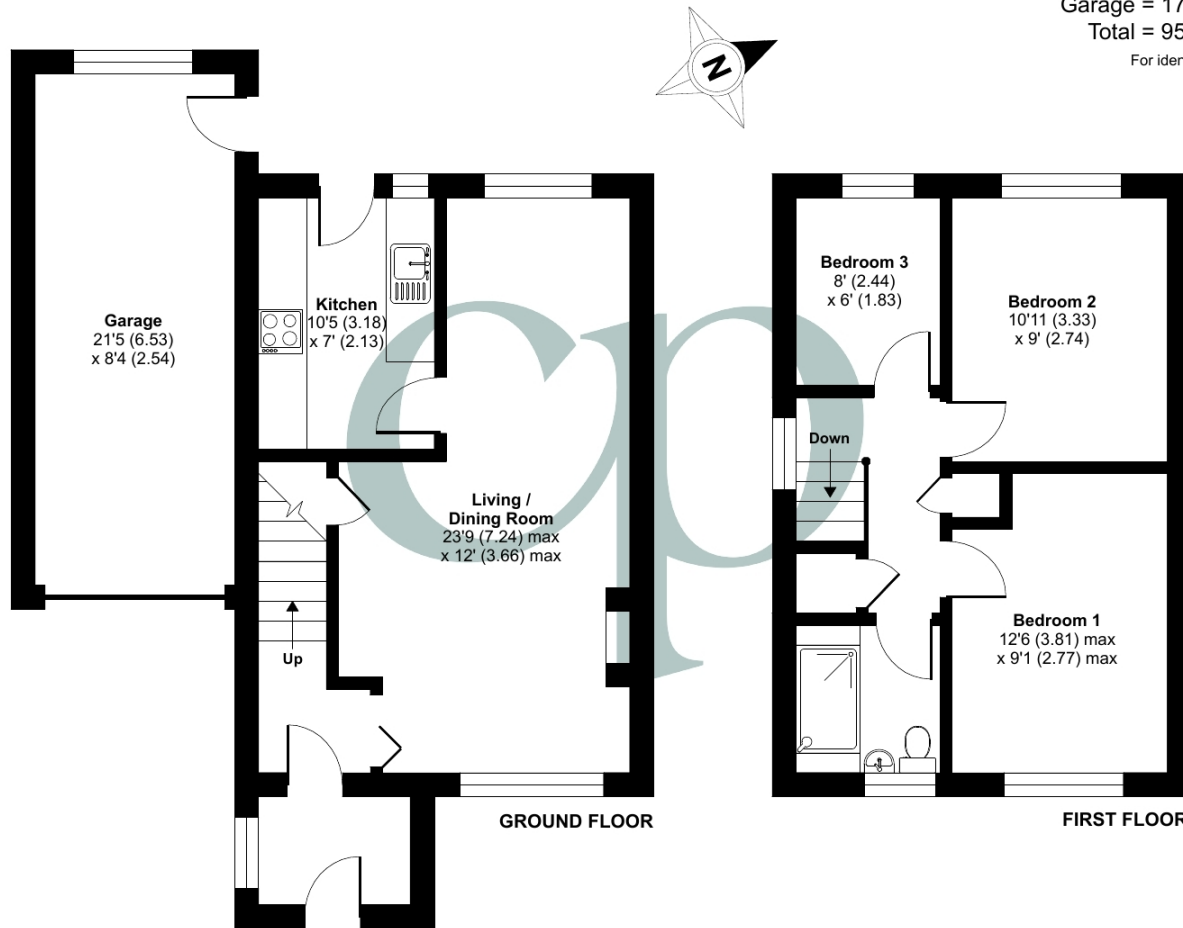


Approximate Area = 778 sq ft / 72.3 sq m

Garage = 177 sq ft / 16.4 sq m

Total = 955 sq ft / 88.7 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(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 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Country Properties. REF: 1220465

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Viewing by appointment only

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