



country  
properties  
For Sale

# Chapel Road

Flitwick,  
Bedfordshire, MK45 1EA  
£290,000

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Set within a desirable non-estate location, this traditional style semi detached home is offered for sale with the benefit of no upper chain. With scope to improve, the accommodation includes two separate receptions, a fitted kitchen and ground floor bathroom. There are three bedrooms to the first floor, two of which are inter-connecting. The enclosed rear garden is mainly laid to hard standing for ease of maintenance, and a driveway provides off road parking at the side of the property. The town centre amenities, including mainline rail station, are within just 0.5 miles. EPC Rating: D.

## GROUND FLOOR

### REAR ENTRANCE PORCH

Of part brick construction with timber framed glazing. Accessed via part glazed entrance door. Tiled floor. Opaque glazed door to:

### REAR LOBBY

Built-in storage cupboard. Tiled floor. Doors to kitchen and to:

### BATHROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Bath with mixer tap/shower attachment, close coupled WC and pedestal wash hand basin. Wall and floor tiling. Radiator.

### KITCHEN

Window to side aspect/porch. A range of base and wall mounted units with work surface areas incorporating sink and drainer with mixer tap. Tiled splashbacks. Space for cooker, fridge/freezer and washing machine. Access to:

### DINING ROOM

Two double glazed windows to side aspect. Opaque glazed window to rear aspect/porch. Radiator. Wood effect flooring. Stairs to first floor landing. Access to:

### LIVING ROOM

Double glazed window to front aspect. Radiator. Wood effect flooring.

## FIRST FLOOR

### LANDING

Hatch to loft. Doors to bedrooms 1 and 2.

### BEDROOM 1

Double glazed window to front aspect. Radiator.

### BEDROOM 2

Double glazed window to side aspect. Radiator. Built-in cupboard housing gas fired boiler. Door to:





### BEDROOM 3

(Accessed via bedroom 2). Dual aspect via double glazed windows to side and rear. Radiator.

### OUTSIDE

#### FRONT GARDEN

Small garden area. Part enclosed by low level walling.

#### REAR GARDEN

Laid to hard standing for ease of maintenance. Paved patio area. Enclosed by timber fencing with gated access.

#### OFF ROAD PARKING

Hard standing driveway to side providing off road parking.

Current Council Tax Band: D.

### 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.

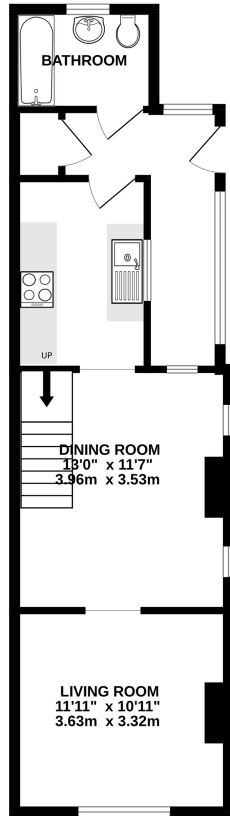
Details of the solicitor/conveyancer acting for you in your purchase.

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

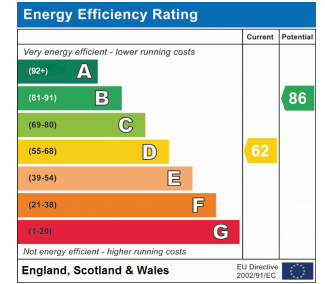
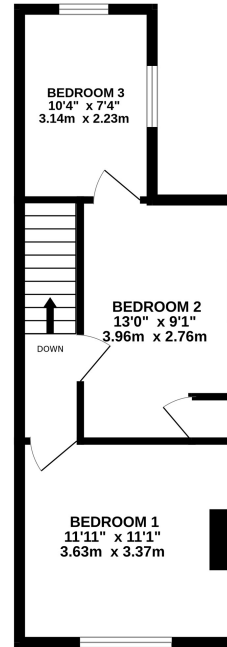
We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.



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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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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www.country-properties.co.uk

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