



Townfield Road

Flitwick,
Bedfordshire, MK45 1JG

Guide Price **£325,000**

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properties

This chain-free, extended semi detached home offers scope for further improvement. The accommodation includes a bay fronted living room and 34ft open plan kitchen/dining/family room with French doors to rear. The bathroom is situated on the ground floor and there are three double bedrooms to the first floor. With a westerly aspect, the generous rear garden has areas laid to lawn and paving and off road parking is provided via the block paved frontage, with potential for additional parking at the rear. The town centre amenities (including mainline rail station) are within 0.5 miles. EPC Rating: D.

GROUND FLOOR

ENTRANCE HALL

Accessed via steps leading up to part opaque double glazed front entrance door with opaque double glazed leaded light effect sidelight and canopy over. Stairs to first floor landing. Radiator. Doors to kitchen/dining/family room, bathroom and to:

LIVING ROOM

Walk-in bay with double glazed leaded light effect window to front aspect. Chimney breast with inset living flame effect gas fire set on hearth. Upright panel radiator.

KITCHEN/DINING AREA

Double glazed leaded light effect window to side aspect. A range of base and wall mounted units with work surface areas incorporating stainless steel 1½ bowl sink with mixer tap, and five ring gas hob with extractor over. Built-in electric double oven. Integrated tumble dryer. Space for fridge/freezer, dishwasher and washing machine. Recessed spotlighting to ceiling. Tile effect flooring. Cupboard housing gas fired boiler. Radiator. Open access to:

FAMILY ROOM

Double glazed leaded light effect window to side aspect. Double glazed French doors to rear aspect with matching sidelights and top openers. Double glazed rooflight. Underfloor heating.

BATHROOM

Opaque double glazed leaded light effect window to rear aspect. Three piece suite comprising: Bath with mixer tap and wall mounted shower unit over, close coupled WC and pedestal wash hand basin. Wall and floor tiling. Underfloor heating (electric). Heated towel rail.

FIRST FLOOR

LANDING

Exposed floorboards. Recessed spotlighting to ceiling with hatch to loft. Doors to all bedrooms.

BEDROOM 1

Two double glazed leaded light effect windows to front aspect. Exposed floorboards.



BEDROOM 2

Double glazed leaded light effect windows to side and rear aspects. Fitted over stairs storage/wardrobes.

BEDROOM 3

Opaque double glazed leaded light effect window to side aspect. Double glazed leaded light effect window to rear aspect. Fitted wardrobes with overhead bridging units.

OUTSIDE

REAR GARDEN

Lawn and patio areas. Various shrubs. Two storage sheds. Greenhouse. Enclosed by fencing and walling.

OFF ROAD PARKING

Block paved frontage providing off road parking for two vehicles. Shared driveway leading to potential additional parking for two further cars to rear (removal of the garden shed would be required).

Current Council Tax Band: C (i).

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.

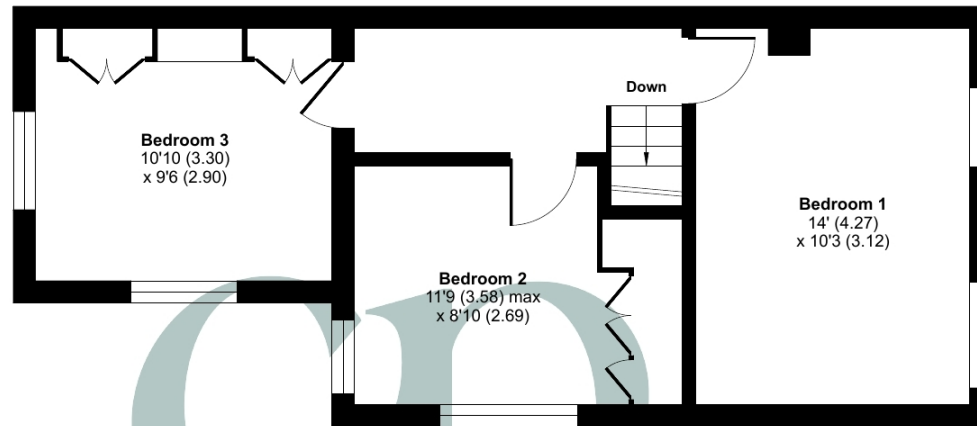
A signed copy of our Supplier List & Referral Fee Disclosure Form.

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

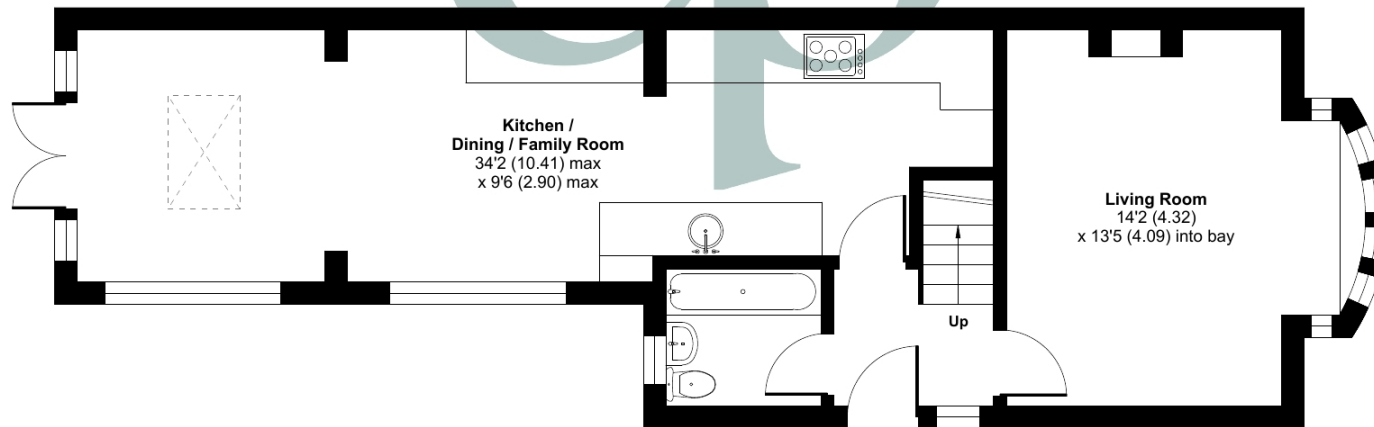


Approximate Area = 1002 sq ft / 93 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		63	75
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: 1151151

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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