



# Station Road

Flitwick,  
Bedfordshire, MK45 1JU  
Offers Over £325,000

COUNTRY PROPERTIES  
PART OF HUNTERS



Offered for sale with no upper chain, this semi detached home has undergone much improvement to include a refitted kitchen with a range of integrated appliances (as stated), refitted first floor bathroom plus replacement windows, entrance door, combination boiler and floor coverings. The property also offers two separate receptions (living room with feature fireplace) and three bedrooms, whilst externally there is an established rear garden. The town centre amenities (including mainline rail station) are within approx. 0.4 miles. EPC: D.

## GROUND FLOOR

### ENTRANCE LOBBY

Accessed via side entrance door with opaque glazed leaded light effect insert. Stairs to first floor landing. Doors to dining room and to:

### LIVING ROOM

Double glazed window to front aspect. Feature fireplace housing gas coal effect fire. Radiator.

### DINING ROOM

Double glazed window to side aspect. Radiator. Built-in under stairs storage cupboard. Door to:

### KITCHEN

Refitted with a range of base and wall mounted units with work surface areas incorporating sink and drainer with mixer tap. Tiled splashbacks. Built-in electric oven and gas hob with extractor over. Integrated fridge/freezer and dishwasher. Space and plumbing for washing machine. Recessed spotlighting to ceiling. Wood effect flooring. Opaque glazed door to side aspect. Double glazed French doors to:

### CONSERVATORY

Of part brick construction with double glazed windows and French doors to rear. Wall mounted electric heater. Wood effect flooring.

## FIRST FLOOR

### LANDING

Recessed spotlighting to ceiling with hatch to loft. Built-in cupboard. Doors to all bedrooms and family bathroom.

### BEDROOM 1

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

### BEDROOM 2

Double glazed window to side aspect. Fitted wardrobes with sliding doors. Radiator.

### BEDROOM 3

Double glazed window to rear aspect. Radiator.

### FAMILY BATHROOM

Opaque double glazed window to side aspect. Refitted three piece suite comprising: Bath with mixer tap/shower attachment and electric power shower over, close coupled WC and wash hand basin with mixer tap. Tiled splashbacks. Heated towel rail. Recessed spotlighting to ceiling.

## OUTSIDE

### FRONT GARDEN

Mainly laid to gravel. Paved pathway leading to side entrance door.



## REAR GARDEN

Mainly laid to lawn. Patio area. Mature shrubs.  
Garden shed. Enclosed by fencing with gated side access.

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.

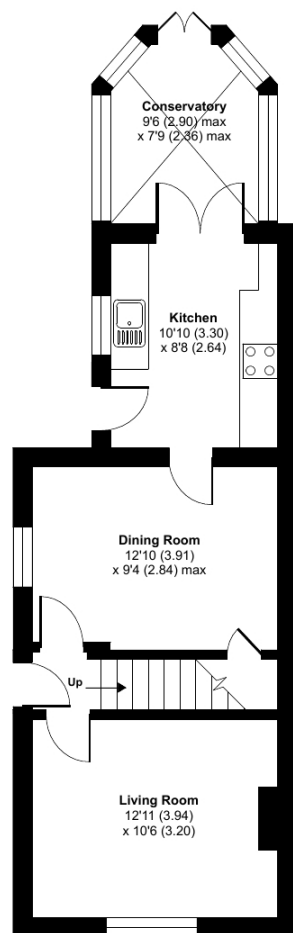




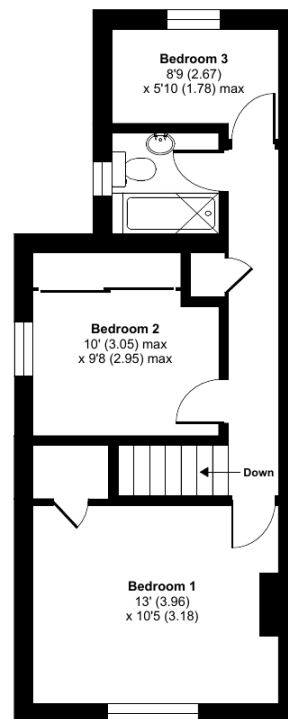


Approximate Area = 905 sq ft / 84.1 sq m

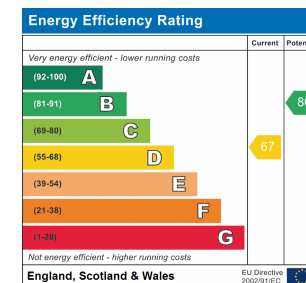
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GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Country Properties. REF: 869518



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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