



Millwright Way
Flitwick,
Bedfordshire, MK45 1BZ
£270,000

**country
properties**

Set within a popular location, this end-terrace home is offered for sale with the benefit of solar panels (owned outright) and no upper chain. The accommodation includes an entrance porch, living room, fitted kitchen with space to dine, two bedrooms and first floor bathroom. There is an enclosed garden to the rear with covered patio area, lawn and a variety of mature shrubs, whilst allocated parking is provided to the front of the property. In our opinion, the property would make a great first step on the property ladder, or buy-to let investment with a potential rental income in the region of £1,000 pcm. EPC Rating: B.

GROUND FLOOR

ENTRANCE PORCH

Accessed via entrance door with opaque double glazed fanlight. Double glazed leaded light effect window to front aspect. Door to:

LIVING ROOM

Double glazed leaded light effect window to front aspect. Radiator. Stairs to first floor landing. Door to:

KITCHEN/DINING ROOM

Double glazed window and part glazed door to rear aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink and drainer with mixer tap. Tiled splashbacks. Built-in electric oven and hob with extractor over. Space for refrigerator and washing machine. Wall mounted gas fired boiler. Radiator. Built-in under stairs storage cupboard. Wood effect flooring.

FIRST FLOOR

LANDING

Doors to both bedrooms and bathroom.

BEDROOM 1

Double glazed leaded light effect window to front aspect. Radiator.

BEDROOM 2

Double glazed window to rear aspect. Radiator.

BATHROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Bath with mixer tap/shower attachment, close coupled WC and pedestal wash hand basin. Tiled splashbacks. Radiator. Loft hatch. Built-in storage cupboard. Tile effect flooring.

OUTSIDE

FRONT GARDEN

Pathway leading to front entrance door. Outside light. Trees/shrubs.



REAR GARDEN

Immediately to the rear of the property is a paved patio seating area, part sheltered by a covered pergola. Remainder mainly laid to lawn with mature shrub borders. Enclosed by timber fencing with gated access to shared pathway leading to front of property.

OFF ROAD PARKING

Allocated parking to front of property.

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.

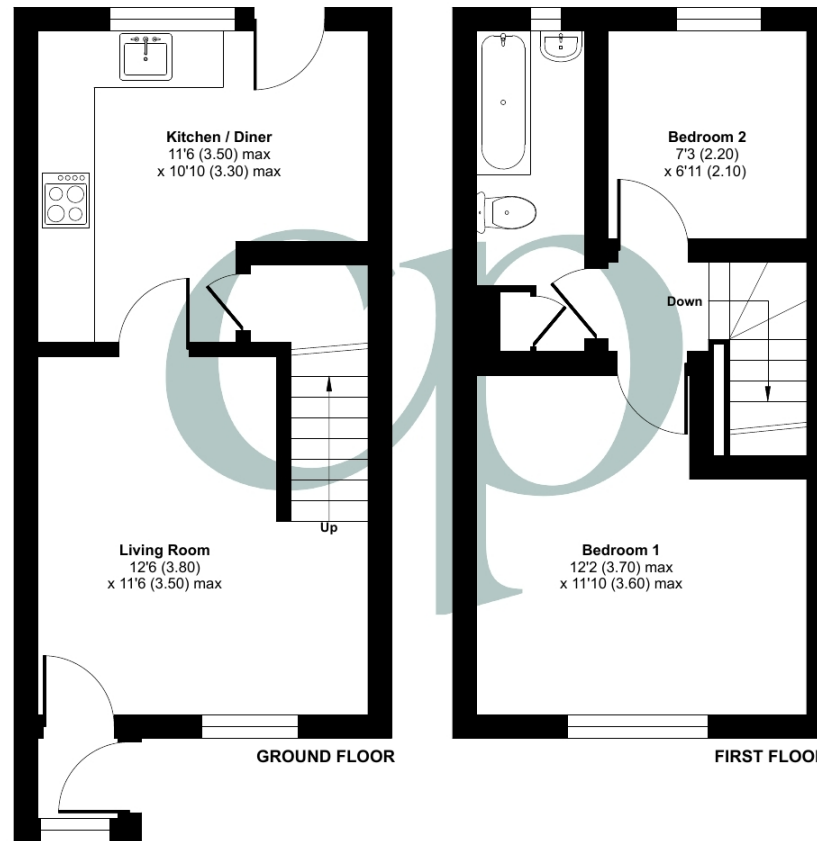
A signed copy of our Supplier List & Referral Fee Disclosure Form.

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



Approximate Area = 556 sq ft / 51.6 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	81	83
(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: 1173924

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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