



Woodcock Walk

Flitwick,
Bedfordshire, MK45 1RD
£210,000

country
properties

This end-terrace home features wrap-around gardens (the rear with south-westerly aspect) and an adjacent driveway providing off road parking at the rear. Pleasantly situated along a walk-way with no passing traffic to front, the property is within a 0.5 mile walk of the town centre amenities including mainline rail station which provides a direct service to St Pancras International. Recently redecorated throughout with new carpets (as stated), the accommodation includes a living room, fitted kitchen with built-in oven, hob and hood, double bedroom and first floor bathroom. EPC Rating: C.

GROUND FLOOR

ENTRANCE

Via entrance door with opaque double glazed inserts to:

KITCHEN

Double glazed box bay window to front aspect. A range of base and wall mounted units with work surface areas incorporating sink and drainer with mixer tap. Built-in electric oven and gas hob with extractor over. Tiled splashbacks. Space for fridge/freezer, washing machine and tumble dryer. Wall mounted gas fired boiler. Wood effect flooring. Door to:

LIVING ROOM

Double glazed window to rear aspect. Opaque double glazed window to side aspect on stairway. Radiator. Stairs to first floor landing with built-in storage cupboard beneath. Newly fitted carpet.

FIRST FLOOR

LANDING

Double glazed box bay window to front aspect. Radiator. Newly fitted carpet. Doors to bathroom and to:

BEDROOM

Double glazed window to rear aspect. Radiator. Newly fitted carpet.

BATHROOM

Opaque double glazed box bay window to front aspect. Three piece suite comprising: Bath with mixer tap and shower over, WC and pedestal wash hand basin. Tiled splashbacks. Radiator. Hatch to loft.

OUTSIDE

FRONT GARDEN

Laid to lawn. Concrete pathway leading to gated access to entrance door.



REAR GARDEN

South-westerly aspect. Lawn area. Concrete pathway leading around the property. Raised shrub bed. Enclosed by brick walling and timber fencing. Gated access to both front and side (leading to off road parking).

OFF ROAD PARKING

Adjacent driveway providing off road parking (accessed via Larkway).

Current Council Tax Band: B.

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.

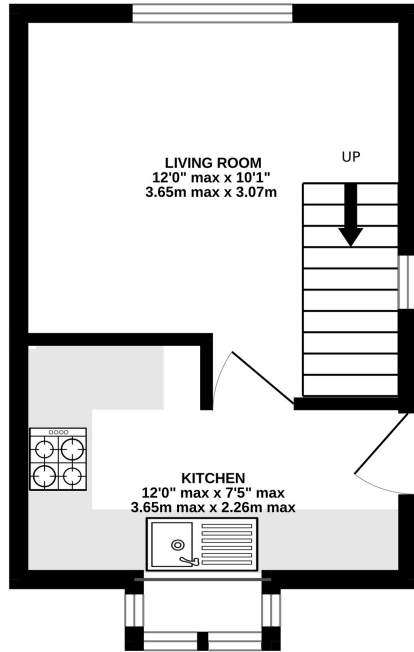
Details of the solicitor/conveyancer acting for you in your purchase.

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

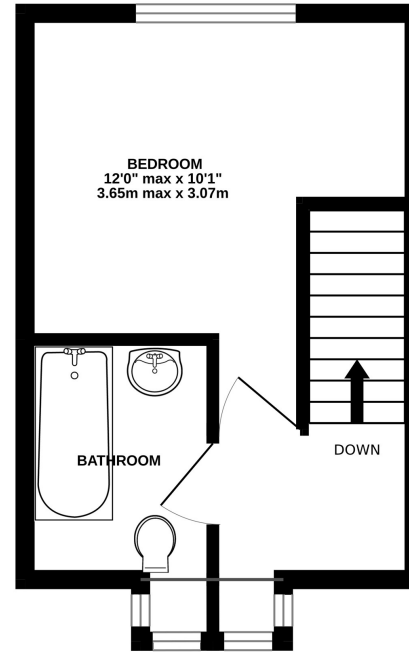
We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C	70	
(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

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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