



Glen Court, High Street

Flitwick, Bedfordshire,
MK45 1TJ
£260,000

country
properties

Set within the heart of the town centre, conveniently located for all amenities including the mainline rail station (0.2 miles) with direct access to St Pancras International, this chain-free home features a generous 20ft living/dining room leading to the enclosed rear garden which is mainly laid to paving for ease of maintenance. In addition, there is a fitted kitchen, two bedrooms and first floor wet room. Allocated parking is provided to the front of the property. EPC Rating: C.

GROUND FLOOR

ENTRANCE HALL

Accessed via opaque double glazed front entrance door with canopy over. Radiator. Doors to living/dining room and to:

KITCHEN

Double glazed window to front aspect. A range of base and wall mounted units with work surface areas incorporating stainless steel sink and drainer with mixer tap. Tiled splashbacks. Built-in oven, hob and extractor. Space and plumbing for washing machine. Cupboard housing gas fired boiler. Radiator. Wall mounted fuse box.

LIVING/DINING ROOM

Double glazed door to rear aspect with matching sidelights. Radiator. Stairs to first floor landing with built-in storage cupboard beneath.

FIRST FLOOR

LANDING

Hatch to loft. Radiator. Built-in airing cupboard. Doors to both bedrooms and wet room.

BEDROOM 1

Double glazed window to rear aspect. Radiator.

BEDROOM 2

Double glazed window to front aspect. Radiator.

WET ROOM

Shower area with wall mounted shower unit. Close coupled WC. Pedestal wash hand basin. Wall tiling. Radiator. Extractor.

OUTSIDE

REAR GARDEN

Mainly laid to paving with shrub borders. Enclosed by fencing.



OFF ROAD PARKING

Allocated parking space.

Maintenance/repair of the footpaths, access road, water pipes, sewers etc is subject to a proportion of the cost.

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.

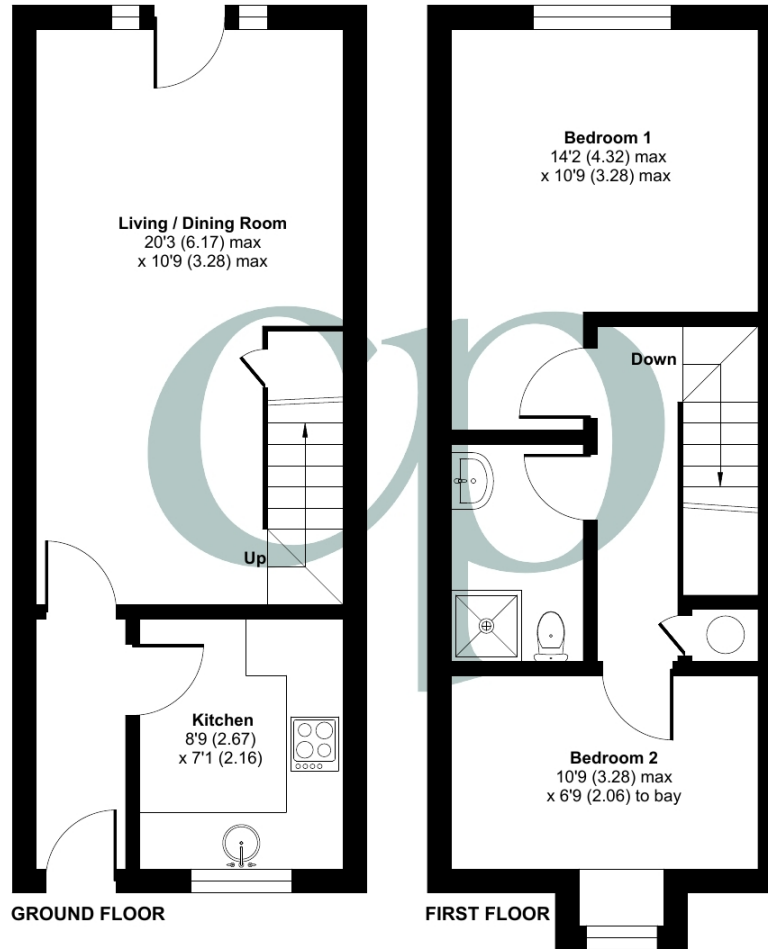
A signed copy of our Supplier List & Referral Fee Disclosure Form.

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



Approximate Area = 648 sq ft / 60.2 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C	74	
(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: 1166329

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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