



# Millwright Way

Flitwick,  
Bedfordshire, MK45 1BL  
£250,000

country  
properties



With the benefit of no upper chain, this mid terrace home with allocated parking is set within a cul-de-sac on a popular development. The accommodation includes an entrance porch leading to living room, fitted kitchen/dining room with built-in oven, hob and extractor, two bedrooms and first floor bathroom. There is an enclosed garden to the rear which enjoys a south-easterly aspect. The mainline rail station (providing a direct service to St Pancras International) and further town centre amenities are within 0.8 miles on foot, whilst a handy convenience store is located on neighbouring Windmill Road. EPC Rating: D.

## GROUND FLOOR

### ENTRANCE PORCH

Accessed via front entrance door with opaque double glazed inserts. Double glazed window to side aspect. Wood effect flooring. Door to:

### LIVING ROOM

Double glazed window to front aspect. Radiator. Stairs to first floor landing. Wood effect flooring. Multi pane glazed door to:

### KITCHEN/DINING ROOM

Double glazed window and part double glazed door to rear aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink with mixer tap. Built-in oven and hob with extractor over. Space for fridge/freezer and washing machine. Wall mounted gas fired boiler. Radiator. Part panelled walls. Wood effect flooring.

## FIRST FLOOR

### LANDING

Built-in storage cupboard. Doors to both bedrooms and bathroom.

### BEDROOM 1

Double glazed window to front aspect. Built-in cupboard over stair bulkhead. Radiator.

### BEDROOM 2

Double glazed window to rear aspect. Radiator.

### BATHROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Bath with wall mounted shower over, close coupled WC and pedestal wash hand basin. Wall tiling. Part panelled walls. Radiator.





## OUTSIDE

### FRONT GARDEN

Pathway leading to front entrance door.  
Lawn area. Outside light.

### REAR GARDEN

Patio area. Remainder mainly laid to lawn.  
Garden shed. Cold water tap. Enclosed by  
fencing.

### ALLOCATED PARKING

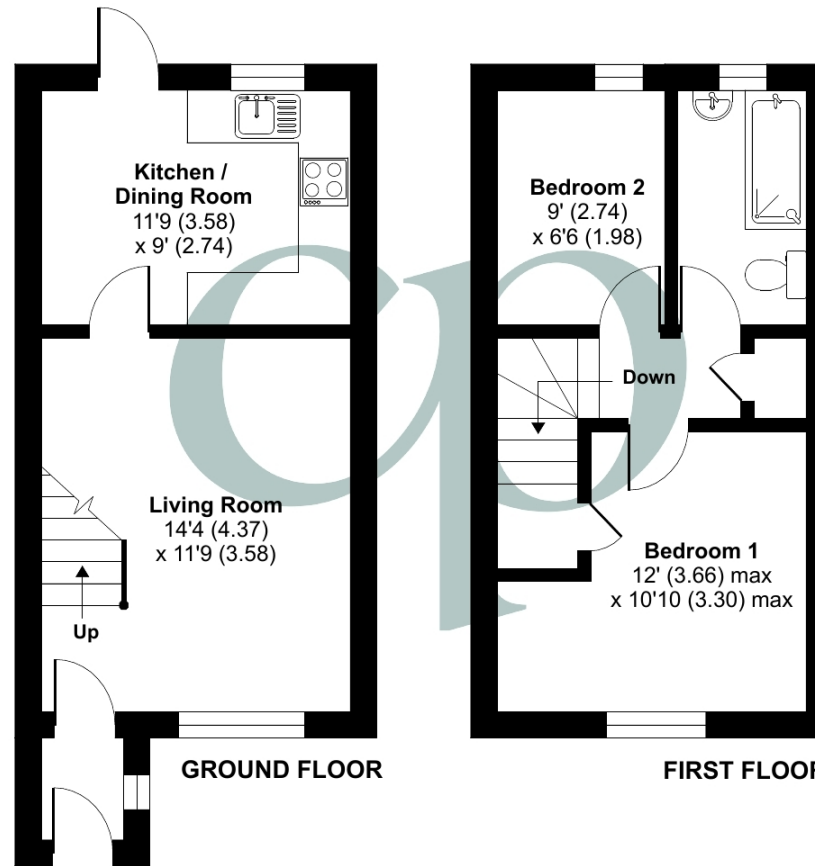
Allocated parking space.

Current Council Tax Band: B.



Approximate Area = 569 sq ft / 52.8 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	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
	68	75
EU Directive 2002/91/EC		

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checon 2024. Produced for Country Properties. REF: 1319205

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## Viewing by appointment only

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