



High Street

Westoning,
Bedfordshire, MK45 5JQ
£315,000

country
properties

Situated opposite the village lower school and recreation ground, this well presented mid terrace home features a spacious living room with open access to the fitted kitchen/diner, three bedrooms and first floor family bathroom. Accessed via a pull-down ladder, the loft area provides useful additional space and has the benefit of a skylight window, power and lighting. The enclosed rear garden is laid to paving and artificial lawn for ease of maintenance. A garage with electric roller door is situated at the rear of the property. EPC Rating: D.

GROUND FLOOR

ENTRANCE PORCH

Accessed via front entrance door with opaque double glazed inserts and sidelight. Wood effect flooring. Radiator. Recessed spotlighting to ceiling. Door to:

LIVING ROOM

Double glazed window to front aspect. Feature fireplace housing flame effect electric fire. Radiator. Wood effect flooring. Stairs to first floor landing. Open access to:

KITCHEN/DINING ROOM

Double glazed window and sliding patio door to rear aspect. A range of base and wall mounted units with work surface area incorporating sink and drainer with mixer tap. Tiled splashbacks. Built-in electric oven and gas hob with extractor over. Integrated dishwasher. Space for refrigerator and washing machine. Wood effect flooring. Built-in under stairs storage cupboard. Recessed spotlighting to ceiling.

FIRST FLOOR

LANDING

Hatch to loft area with skylight, boarding, power, light and pull-down ladder. Doors to all bedrooms and family bathroom.

BEDROOM 1

Double glazed window to front aspect. Radiator.

BEDROOM 2

Double glazed window to rear aspect. Radiator.

BEDROOM 3

Double glazed window to front aspect. Radiator.

FAMILY BATHROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Bath with shower over, close coupled WC and pedestal wash hand basin. Wall and floor tiling. Heated towel rail. Recessed spotlighting to ceiling.



OUTSIDE

FRONT GARDEN

Mainly laid to lawn with paved pathway leading to front entrance door. Shrub border.

REAR GARDEN

Immediately to the rear of the property is a paved patio seating area leading to artificial lawn. Enclosed by timber fencing with gated rear access.

GARAGE

Electric roller door. Power and light. Double glazed door with sidelight leading to rear garden. (Accessed via Richmond Road).

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.

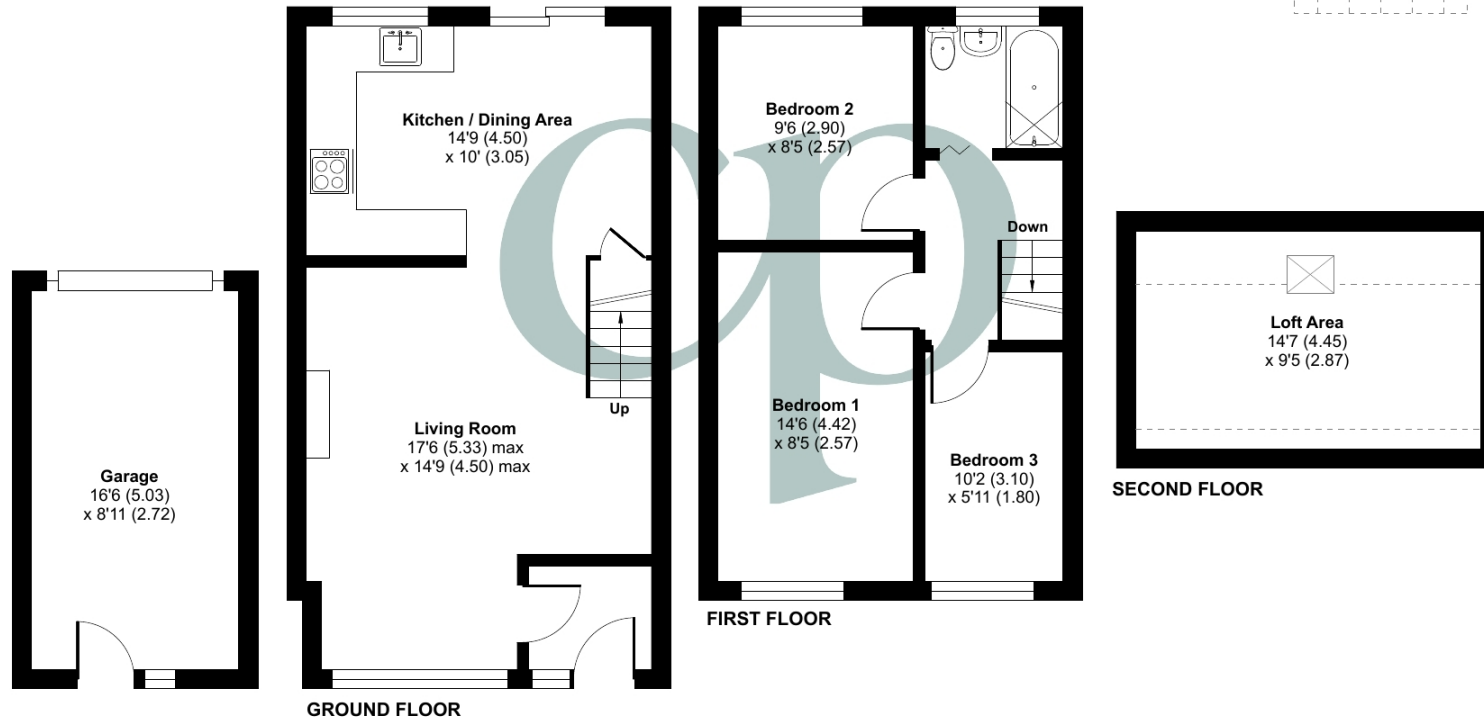




Approximate Area = 898 sq ft / 83.4 sq m
Limited Use Area(s) = 51 sq ft / 4.7 sq m
Garage = 149 sq ft / 13.8 sq m
Total = 1098 sq ft / 102 sq m
For identification only - Not to scale

Denotes restricted head height

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	65	
(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: 1174885

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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