Gravel Pit Road

Flitwick,
Bedfordshire, MK45 1JX
£325,000

COUNTRY PROPERTIES
PART OF HUNTERS

Set towards the town outskirts, yet within just 0.5 miles of the mainline rail station, this semi detached home is offered for sale with no upper chain. The accommodation includes a 16'9" triple aspect living room with French doors to the enclosed rear garden, 19'4" (max) open plan kitchen/dining room, useful utility and guest cloakroom/WC. There are three bedrooms on the first floor (the master with en-suite shower room) plus a family bathroom. Off road parking is provided via the garage with driveway in front. EPC Rating: C.

GROUND FLOOR

ENTRANCE HALL

Accessed via front entrance door with opaque double glazed inserts. Radiator. Stairs to first floor landing. Doors to living room, kitchen/dining room and to:

GUEST CLOAKROOM/WC

Opaque double glazed window to front aspect. Two piece suite comprising: WC and wash hand basin with tiled splashback. Radiator.

LIVING ROOM

Triple aspect via double glazed windows to front and side and double glazed French doors to rear. Two radiators.

KITCHEN/DINING ROOM

Double glazed window 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. Recessed spotlighting to ceiling. Wood effect flooring. Built-in under stairs storage cupboard. Door to:

UTILITY ROOM

Wall and base mounted units with work surface area incorporating sink and drainer with mixer tap. Space and plumbing for washing machine. Space for fridge/freezer. Wall mounted gas fired boiler. Wood effect flooring. Part glazed door to rear aspect.

FIRST FLOOR

LANDING

Hatch to loft. Built-in airing cupboard. Doors to all bedrooms and family bathroom.

BEDROOM 1

Dual aspect via two double glazed windows to front and double glazed window to rear. Fitted wardrobes. Radiator. Door to:

EN-SUITE SHOWER ROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Shower cubicle, WC and wash hand basin. Tiled splashbacks. Radiator.

BEDROOM 2

Double glazed window to front aspect. Radiator.

BEDROOM 3

Double glazed window to rear aspect. Radiator. Wood effect flooring.

FAMILY BATHROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Bath with mixer tap/shower attachment, WC and pedestal wash hand basin. Tiled splashbacks. Radiator.

OUTSIDE

FRONT GARDEN

Laid to paving. Trees. Gated side access to rear garden.

REAR GARDEN

Paved patio area. Trees. Enclosed by timber fencing and brick walling. Gated side access.

GARAGE

(Situated in a block of two, adjacent to neighbouring property). Up and over door. Power and light.

OFF ROAD PARKING

Off road parking in front of garage.

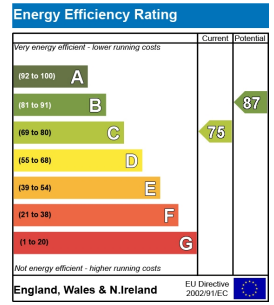
Current Council Tax Band: C.

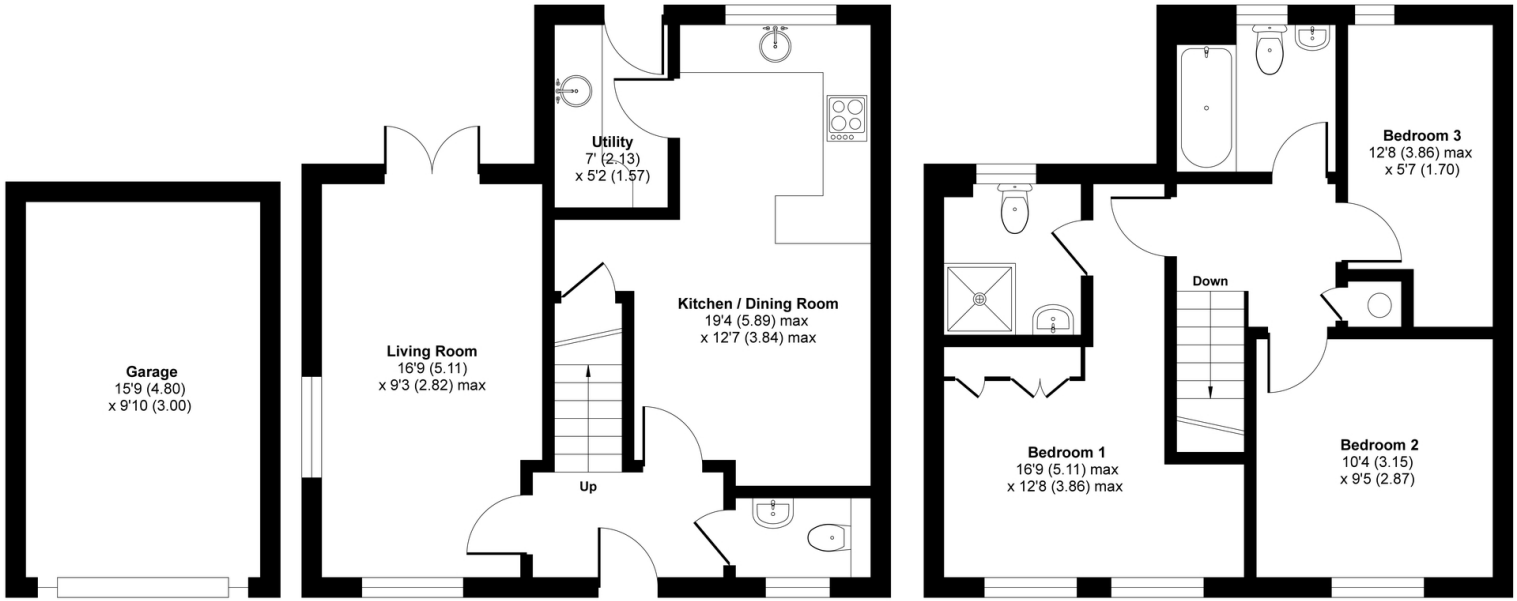
WHAT'S THE NEXT STEP TO PURCHASE THIS PROPERTY?

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 = 1091 sq ft / 101 sq m (includes garage)

For identification only - Not to scale





GROUND FLOOR

FIRST FLOOR

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Country Properties. REF: 782300

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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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