



Yale

Thirlmere Gardens
Flitwick,
Bedfordshire, MK45 1QX
£276,000

COUNTRY PROPERTIES
PART OF HUNTERS

Set within the heart of the town centre, this well presented end terrace home features a living room with spiral staircase and French doors to conservatory, fitted kitchen, two bedrooms (each with fitted wardrobes) and first floor bathroom. The landscaped rear garden enjoys a southerly aspect, with paved seating areas and established borders with a range of cottage style planting. Parking is provided via the block paved frontage, in addition to a garage in nearby block. EPC Rating: C.

GROUND FLOOR

ENTRANCE HALL

Accessed via front entrance door with opaque double glazed leaded light effect inserts. Two built-in storage cupboards. Tile effect flooring. Door to living room. Open entrance to:

KITCHEN

Double glazed window to front aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink with mixer tap, and hob with extractor over. Tiled splashbacks. Built-in Neff 'slide and hide' oven. Space for washing machine and further appliance. Tile effect flooring.

LIVING ROOM

Double glazed French doors with matching sidelights to conservatory. Fireplace (not in use). Radiator. Feature spiral staircase to first floor landing.

CONSERVATORY

Double glazed windows and French doors to garden. Power and light.

FIRST FLOOR

LANDING

Doors to both bedrooms and bathroom.

BEDROOM 1

Double glazed window to rear aspect. Radiator. Built-in wardrobe with sliding doors.

BEDROOM 2

Double glazed window to front aspect. Built-in cupboard housing gas fired combination boiler. Built-in wardrobe with sliding doors. Radiator. Hatch to loft with pull-down ladder.

BATHROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Bath with mixer tap and shower over, close coupled WC and wash hand basin with mixer tap and storage beneath. Wall tiling. Heated towel rail.

OUTSIDE

REAR GARDEN

Southerly aspect. Immediately to the rear of the property is a paved patio area with steps leading through a sleeper retained border and timber pergola to a further circular patio. Established shrub borders. Paved pathway to gated rear access. Enclosed by fencing.

OFF ROAD PARKING

Block paved frontage providing off road parking. Outside storage cupboard.



GARAGE

Single garage situated in nearby block.

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).

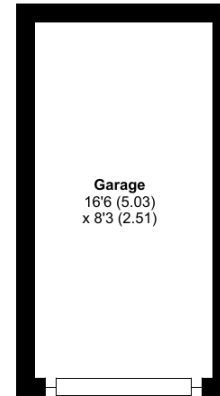
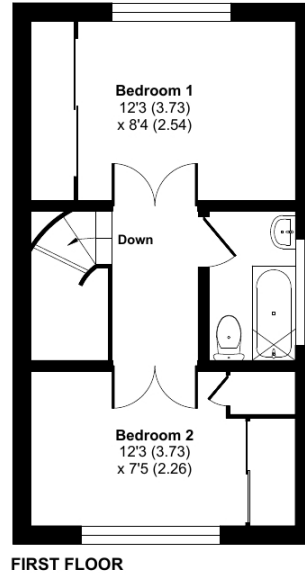
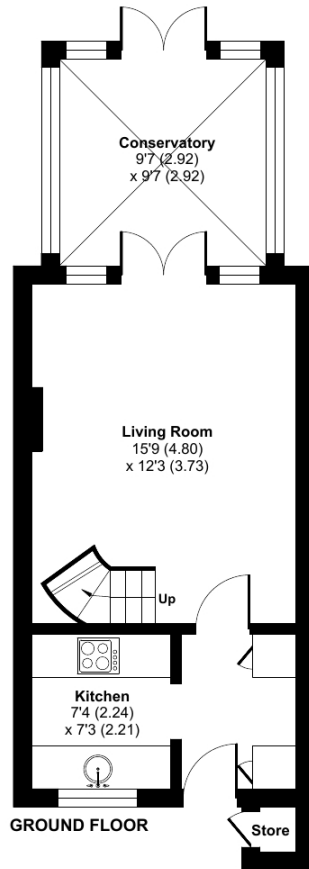
ID: A copy of a passport and driving licence for each purchaser are ideal, if both of these are not available, one can be substituted for a recent utility bill/bank statement.

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 = 674 sq ft / 62.6 sq m
Garage = 136 sq ft / 12.6 sq m
Store = 4 sq ft / 0.3 sq m
Total = 814 sq ft / 75.5 sq m
For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		89
(81-91)	B		
(69-80)	C		72
(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 2023. Produced for Country Properties. REF: 1011576



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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