



Wren Close

Flitwick,
Bedfordshire, MK45 1NA
£325,000

country
properties

With no upper chain, this semi detached home is set within a cul-de-sac location in the popular 'Birds' area of town and features a rear garden with southerly aspect, driveway parking and garage with electric vehicle charging point. The accommodation includes a spacious living/dining room with patio door to rear, fitted kitchen, three bedrooms and first floor bathroom with four piece suite. The property has double glazed windows (as stated) and heating is provided via a gas warm air system. EPC Rating: D.

GROUND FLOOR

ENTRANCE LOBBY

Accessed via front entrance door with opaque double glazed leaded light effect inserts and opaque double glazed side panel. Wood effect flooring. Opaque glazed door to:

LIVING/DINING ROOM

Double glazed patio door to rear aspect. Stairs to first floor landing with built-in storage cupboard beneath. Wood effect flooring. Open access to:

KITCHEN

Double glazed window to rear aspect. A range of base and wall mounted units with work surface areas incorporating sink and drainer with mixer tap. Tiled splashbacks. Space for cooker, washing machine and fridge/freezer. Floor tiling. Warm air heating unit.

FIRST FLOOR

LANDING

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

BEDROOM 1

Double glazed window to rear aspect.

BEDROOM 2

Double glazed window to front aspect.

BEDROOM 3

Double glazed window to front aspect.

FAMILY BATHROOM

Opaque double glazed window to rear aspect. Four piece suite comprising: Bath with mixer tap, corner shower cubicle, WC with concealed cistern and wash hand basin with mixer tap. Fitted storage. Wall and floor tiling. Recessed spotlighting to ceiling.



OUTSIDE

REAR GARDEN

Southerly aspect. Immediately to the rear of the property is a patio seating area with step down to lawn. Enclosed by timber fencing, brick walling and mature trees and shrubs. Gated side access.

GARAGE

Up and over door. Electric vehicle charging point.

OFF ROAD PARKING

Driveway providing off road parking and access to garage. Adjacent gravelled area. Side pathway providing access to rear garden.

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.

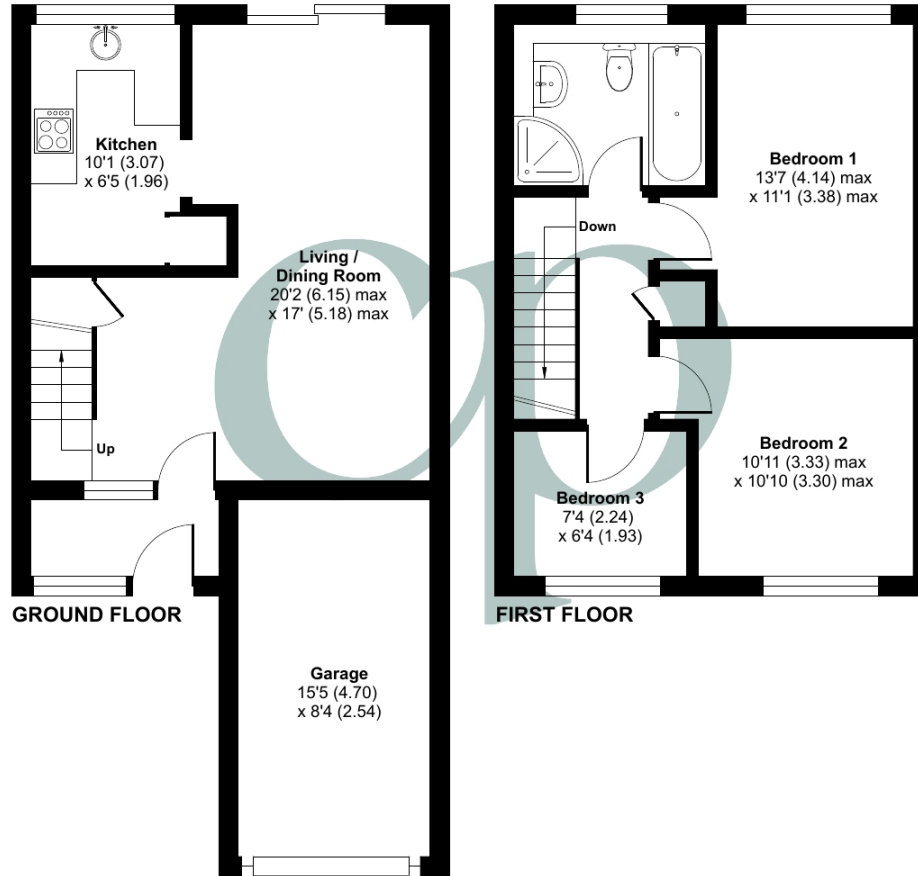


Approximate Area = 794 sq ft / 73.7 sq m

Garage = 129 sq ft / 11.9 sq m

Total = 923 sq ft / 85.6 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C	63	
(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 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Country Properties. REF: 1201969

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Viewing by appointment only

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