



Ashton Gate

Flitwick,
Bedfordshire, MK45 1AG

Guide Price **£325,000**

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properties

Set within a private development, this chain-free townhouse has been recently redecorated in a neutral palette creating a blank canvas in which to add your own personality. Set over three floors, the well presented accommodation includes a fitted kitchen with granite work surfaces and a range of integrated appliances (as stated), living/dining room with French doors to the enclosed rear garden, and ground floor cloakroom/WC. There are three bedrooms (the principal occupying the whole of the second floor) plus a first floor family bathroom. The property also has the benefit of allocated parking for two vehicles, laid to block paving. The town centre amenities including mainline rail station with direct service to St Pancras International are within just 0.8 miles. EPC Rating: C.

GROUND FLOOR

ENTRANCE HALL

Accessed via front entrance door with double glazed decorative inserts and canopy porch over. Radiator. Stairs to first floor landing with built-in storage cupboard beneath. Wood effect flooring. Doors to living/dining room, cloakroom/WC and to:

KITCHEN

Double glazed window to front aspect. A range of base and wall mounted units with granite work surface areas incorporating 1½ bowl sink and drainer with mixer tap. Wall and floor tiling. Built-in double electric oven and four ring gas hob with extractor over. Integrated dishwasher and fridge/freezer. Space for washing machine. Wall mounted gas fired boiler. Radiator. Recessed spotlighting to ceiling.

LIVING/DINING ROOM

Double glazed window and French doors to rear aspect. Feature pebble effect electric fire. Radiator.

CLOAKROOM/WC

Two piece suite comprising: Close coupled WC and pedestal wash hand basin with mixer tap and tiled splashback. Radiator. Tile effect flooring. Extractor fan.

FIRST FLOOR

LANDING

Double glazed window to front aspect. Radiator. Stair to second floor landing. Doors to both bedrooms and family bathroom.

BEDROOM 2

Two double glazed windows to rear aspect. Radiator.

BEDROOM 3

Double glazed window to front aspect. Radiator.

FAMILY BATHROOM

Three piece suite comprising: Bath with mixer tap/shower attachment, pedestal wash hand basin with mixer tap and close coupled WC. Wall and floor tiling. Heated towel rail. Recessed spotlighting to ceiling. Extractor fan.

SECOND FLOOR

LANDING

Built-in storage cupboard. Door to:

BEDROOM 1

Double glazed window to front aspect. Two radiators. Hatch to roof void.



OUTSIDE

FRONT GARDEN

Paved pathway leading to front entrance door.
Gravelled border.

REAR GARDEN

Immediately to the rear of the property is a paved patio seating area, with paved pathway extending alongside the lawned garden to gated rear access and timber garden shed. Gravelled borders. Enclosed by timber fencing.

OFF ROAD PARKING

Two allocated parking spaces, laid to block paving.

We have been advised by the vendor that the electric gates at the entrance to the development are due to be reinstated.

Current Council Tax Band: C.
Estate/Management Charge: £427 per annum
(April 2023 - March 2024).

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.

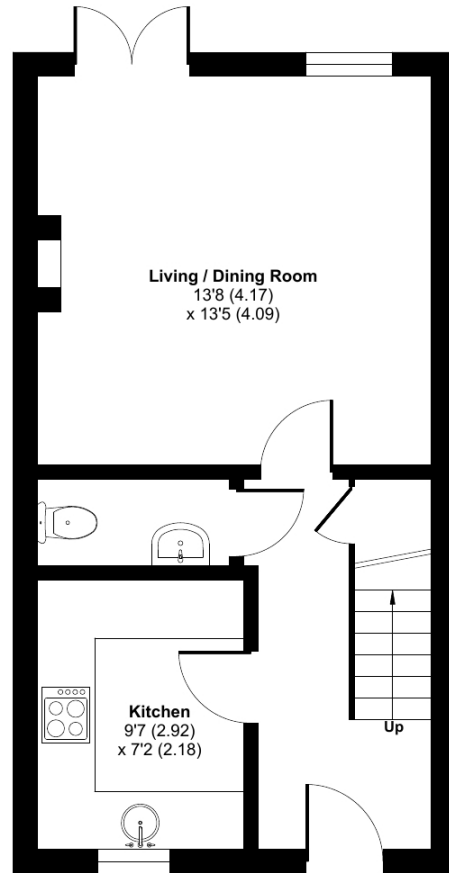


Approximate Area = 974 sq ft / 90.4 sq m

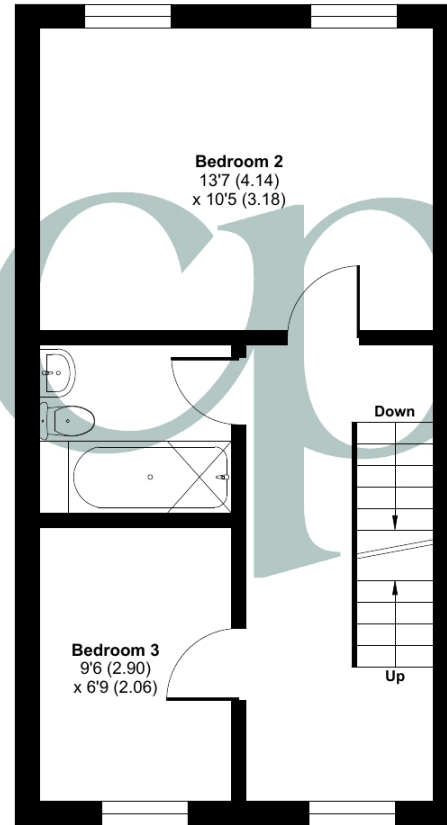
Limited Use Area(s) = 8 sq ft / 0.7 sq m

Total = 982 sq ft / 91.1 sq m

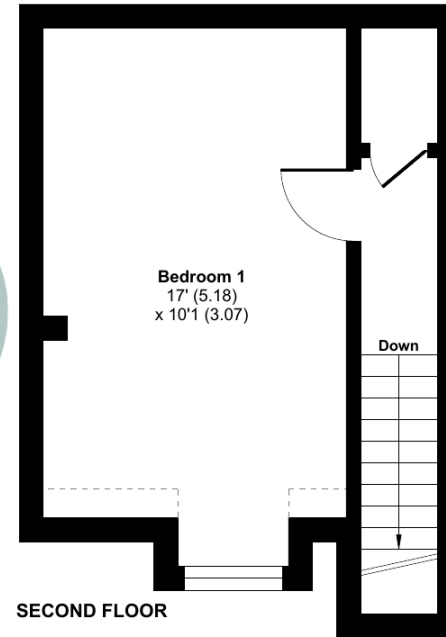
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C	77	
(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 2024. Produced for Country Properties. REF: 1090515

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

Viewing by appointment only

Country Properties | 3 The Russell Centre, Coniston Road | MK45 1QY

T: 01525 721000 | E: flitwick@country-properties.co.uk

www.country-properties.co.uk

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