



Hatfield Road
Flitwick,
Bedfordshire, MK45 1HD
£340,000

country
properties

With extension potential (subject to planning), this semi detached home offers well presented accommodation including a living room with feature log burning stove, dining room with French doors to rear and attractive fitted kitchen with integrated dishwasher and washing machine. There are three bedrooms to the first floor, along with a stylish family bathroom. The enclosed rear garden with useful brick-built outbuildings is mainly laid to paving for ease of maintenance. The town centre amenities, including mainline rail station are within 0.5 miles, whilst a handy parade of shops can also be found on nearby Brookes Road (0.3 miles on foot). EPC Rating: C.

GROUND FLOOR

ENTRANCE HALL

Accessed via front entrance door with opaque double glazed inserts, opaque double glazed sidelight and canopy porch over. Radiator. Wood effect flooring. Stairs to first floor landing. Doors to kitchen and to:

LIVING ROOM

Double glazed window to front aspect. Feature log burning stove. Radiator. Wood effect flooring.

KITCHEN

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. Space for range style oven with extractor over. Integrated dishwasher and washing machine. Space for American style fridge/freezer. Floor tiling. Recessed spotlighting to ceiling. Open access to:

DINING ROOM

Double glazed French doors to rear aspect with matching sidelights. Radiator. Floor tiling.

FIRST FLOOR

LANDING

Hatch to part boarded loft with pull-down ladder. Built-in storage cupboard. Doors to all bedrooms and family bathroom.

BEDROOM 1

Double glazed window to front aspect.

BEDROOM 2

Double glazed window to rear aspect. Radiator.

BEDROOM 3

Double glazed window to front aspect. Built-in storage cupboard. Radiator.



BATHROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Bath with mixer tap and shower over, WC with concealed cistern and wash hand basin with storage beneath. Illuminated mirror. Wall and floor tiling. Panel radiator. Recessed spotlighting to ceiling.

OUTSIDE

FRONT GARDEN

Pathway leading to front entrance door. Mainly laid to lawn. Shrub border. Gated side access to rear garden.

REAR GARDEN

Mainly laid to paving for ease of maintenance. Raised shrub borders. Outside tap and power point. Gated access to side and rear. Two useful outbuildings with part opaque double glazed doors, one with power.

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.

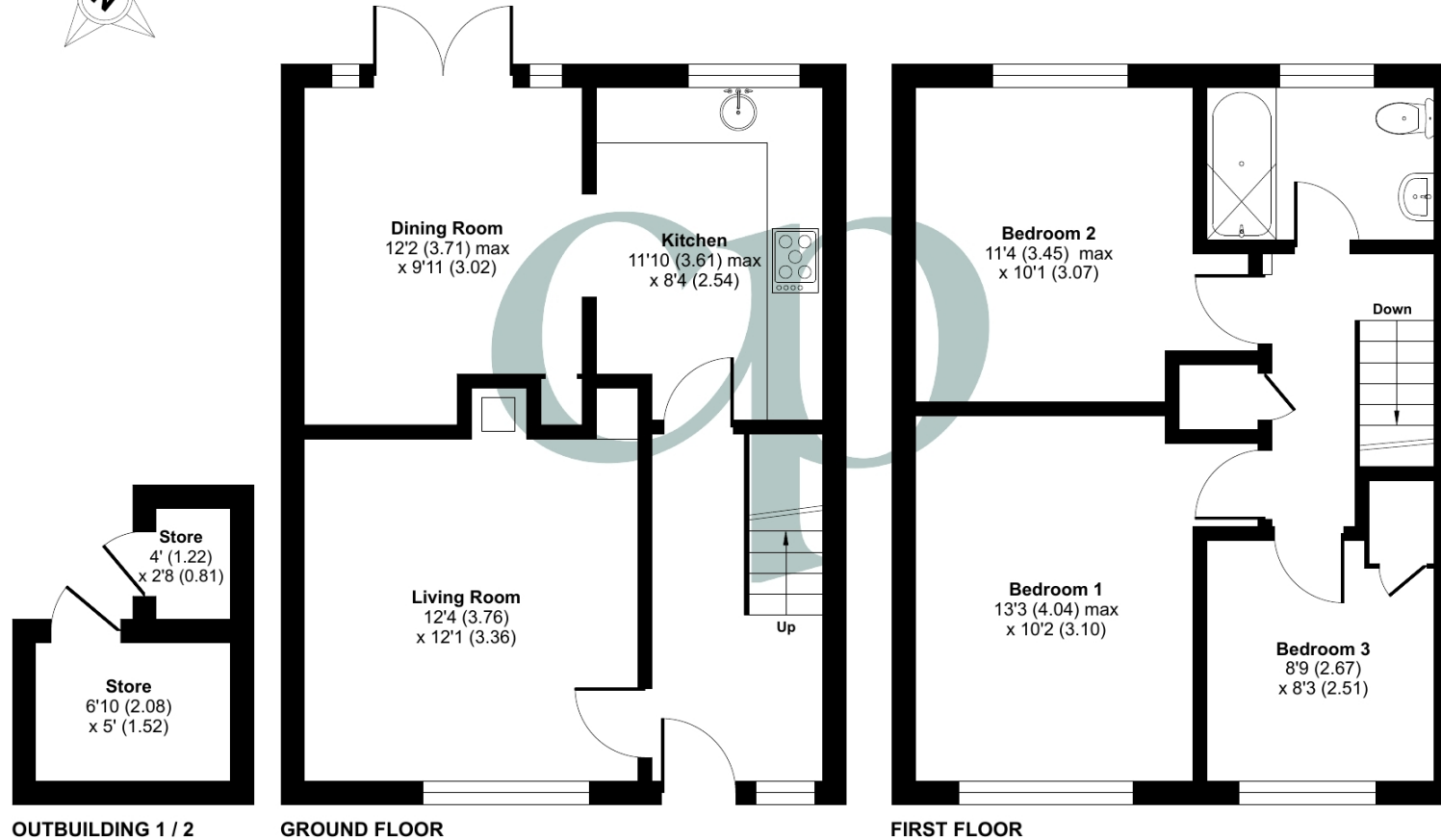


Approximate Area = 934 sq ft / 86.8 sq m

Outbuilding = 46 sq ft / 4.2 sq m

Total = 980 sq ft / 91 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		72	84
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: 1205530

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Viewing by appointment only

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