



Home Security
01234 5678

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Thirlmere Gardens

Flitwick,
Bedfordshire, MK45 1QX
£270,000

country
properties

With no upper chain, this end-terrace home with adjacent garage and driveway is tucked away at the end of a cul-de-sac within the heart of the town centre, minutes from the mainline rail station, Millenium Park and the shopping facilities (all within just 0.4 miles). The accommodation includes a fitted kitchen with integrated fridge/freezer, oven, hob and extractor hood, living room with feature spiral staircase and garden access, two double bedrooms and first floor bathroom. With a southerly aspect and extending to 63ft in length, the rear garden is mainly laid to lawn with a patio seating area and summerhouse. EPC Rating: C.

GROUND FLOOR

ENTRANCE HALL

Accessed via opaque double glazed side entrance door with canopy porch over. Double glazed window to front aspect. Wood effect flooring. Built-in storage cupboard. Multi pane glazed door to living room. Open access to:

KITCHEN

Double glazed window to front aspect. A range of base and wall mounted units with work surface areas incorporating sink and drainer with mixer tap. Wall tiling. Built-in oven, hob and extractor. Integrated fridge/freezer. Space for washing machine and tumble dryer. Wood effect flooring.

LIVING ROOM

Dual aspect via double glazed window to side and double glazed window and obscured double glazed door accessing the rear garden. Radiator. Spiral staircase to first floor landing. Wood effect flooring.

FIRST FLOOR

LANDING

Pioneer Hardwood Oak flooring. Doors to both bedrooms and bathroom.

BEDROOM 1

Double glazed window to rear aspect. Radiator. Pioneer Hardwood Oak flooring.

BEDROOM 2

Double glazed window to front aspect. Radiator. Built-in storage cupboard. Pioneer Hardwood Oak flooring. Hatch to loft.

BATHROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Bath with wall mounted shower unit over, close coupled WC and pedestal wash hand basin. Wall tiling. Radiator. Pioneer Hardwood Oak flooring.

OUTSIDE

FRONT GARDEN

Laid to lawn. Various shrubs.

REAR GARDEN

63' x 22' (19.20m x 6.71m) max. inc. garage. Patio area. Mainly laid to lawn. Various shrubs. Summerhouse. Enclosed by fencing and walling.

GARAGE

Brick-built garage with pitched, tiled roof. Metal up and over door. Window to rear aspect. Power and light.



OFF ROAD PARKING

Hard standing driveway to side of property providing off road parking and access to garage.

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.

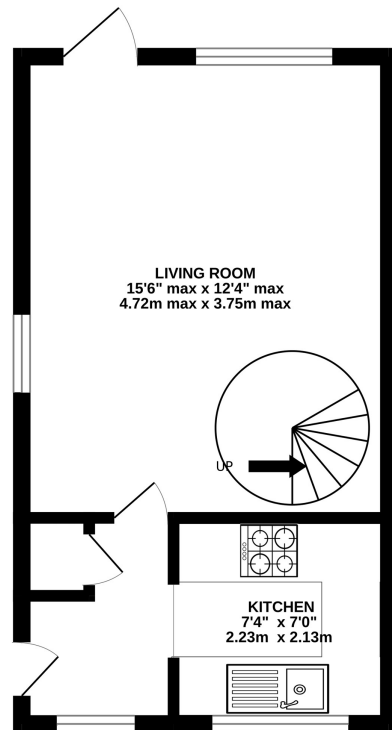
Details of the solicitor/conveyancer acting for you in your purchase.

A signed copy of our Supplier List & Referral Fee Disclosure Form.

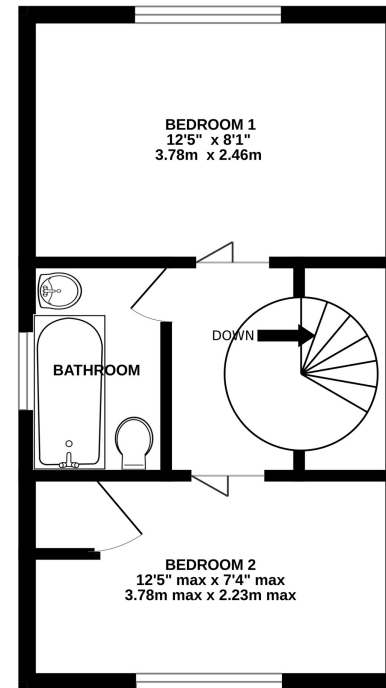
We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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

Viewing by appointment only

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