



# Trent Avenue

Flitwick,  
Bedfordshire, MK45 1SH  
£325,000

COUNTRY PROPERTIES  
PART OF HUNTERS

Situated on the popular 'Rivers' development, this well presented home features a living room and fitted kitchen/breakfast room with open access to conservatory, creating a lovely dining space. There are three bedrooms to the first floor, together with a modern family bathroom. The enclosed rear garden enjoys a south-westerly aspect whilst off road parking is provided via a driveway to the left of the terrace. In addition, there is a garage which is currently subdivided to create useful storage. EPC Rating: D.

## GROUND FLOOR

### ENTRANCE PORCH

Accessed via composite front entrance door with leaded light effect decorative inserts. Coving to ceiling with recessed spotlighting. Engineered wood flooring. Part opaque glazed panelled door to:

### LIVING ROOM

Double glazed leaded light effect bow window to front aspect. Radiator. Engineered wood flooring. Coving to ceiling with recessed spotlighting. Stairs to first floor landing with built-in storage cupboard beneath. Part glazed panelled door to:

### KITCHEN

Double glazed leaded light effect window to rear aspect. A range of base and wall mounted units with work surface areas incorporating sink and drainer with mixer tap. Tongue and groove style splashbacks. Space for American style fridge/freezer, dishwasher, washing machine and cooker (with extractor above). Built-in storage cupboard. Radiator. Coving to ceiling with recessed spotlighting. Floor tiling. Open plan access to:

### CONSERVATORY

Of part brick construction with double glazed windows and French doors to rear garden. Power and light. Radiator. Floor tiling.

## FIRST FLOOR

### LANDING

Recessed spotlighting to ceiling. Cupboard housing gas fired boiler. Doors to all bedrooms and family bathroom.

### BEDROOM 1

Double glazed leaded light effect window to front aspect. Radiator. Coving to ceiling.

### BEDROOM 2

Double glazed leaded light effect window to rear aspect. Radiator. Built-in wardrobes with sliding doors.

### BEDROOM 3

Double glazed leaded light effect window to front aspect. Radiator. Coving to ceiling.



## FAMILY BATHROOM

Opaque double glazed leaded light effect window to rear aspect. Three piece suite comprising: Bath with mixer tap and wall mounted shower unit with rainfall style shower head over, close coupled WC and pedestal wash hand basin with mixer tap. Wall and floor tiling. Radiator. Shaver socket.

## OUTSIDE

### FRONT GARDEN

Block paved pathway leading to front entrance door. Remainder mainly laid to slate chippings. Outside light.

### REAR GARDEN

Immediately to the rear of the property is a block paved patio seating area with steps leading up to lawn. Various shrubs. Cold water tap. Enclosed by timber fencing with gated access at rear.

### GARAGE/STORE

Brick-built garage with pitched, tiled roof. Metal up and over door.

N.B. The garage is currently sub-divided to create two storage areas. Removal of the internal partition would be required in order to accommodate a vehicle.

### OFF ROAD PARKING

Driveway providing off road parking and access to garage.

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.

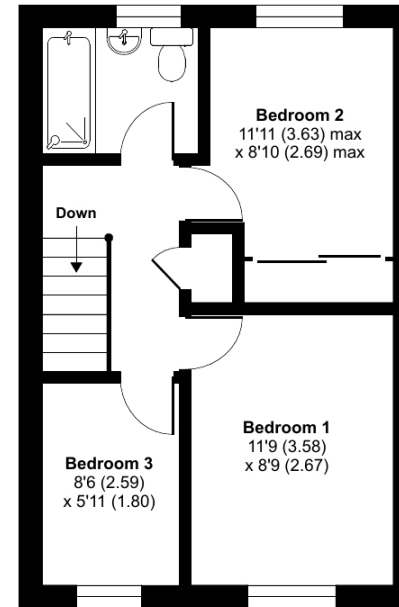
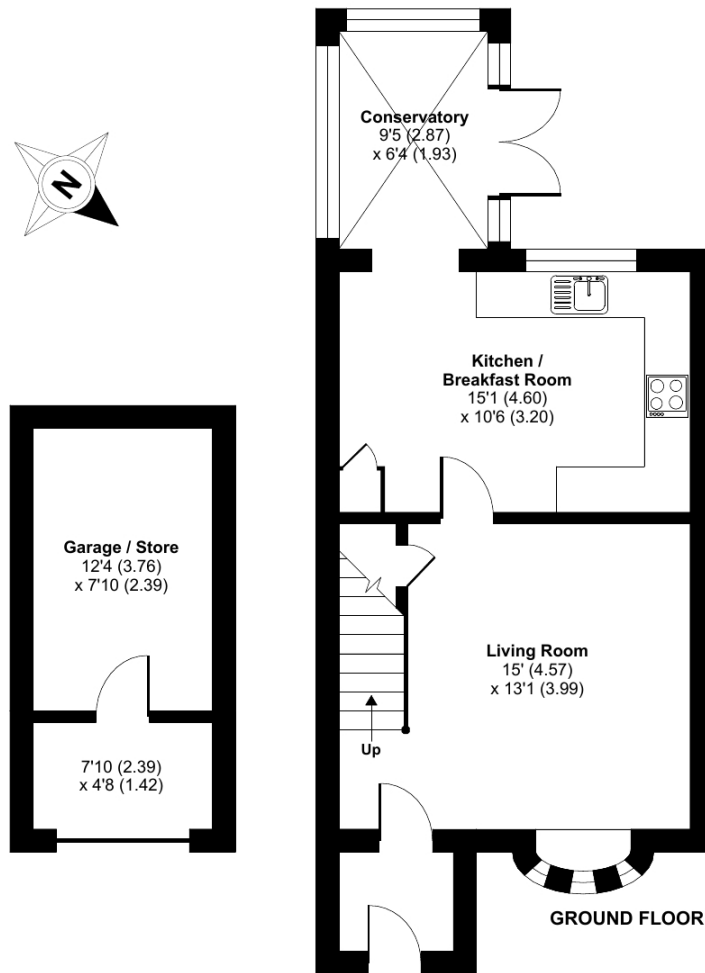


Approximate Area = 847 sq ft / 78.7 sq m

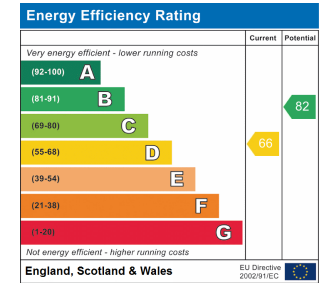
Garage = 137 sq ft / 12.7 sq m

Total = 984 sq ft / 91.4 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 952667



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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