



Derwent Rise

Flitwick,
Bedfordshire, MK45 1QT
£190,000

country
properties

Set within the heart of the town centre, this cluster home has the benefit of a front garden and off road parking for two vehicles. Enjoying a dual aspect to maximise natural light, the living room also features a spiral staircase leading to first floor. In addition, there is a fitted kitchen and entrance porch (which also incorporates a useful utility area). The double bedroom also benefits from a dual aspect and there is a first floor bathroom. Conveniently located for access to amenities, the Tesco Superstore and Millenium Park are within a walk of just 0.2 miles, and the mainline rail station which provides a direct service to St Pancras International is within 0.4 miles. EPC Rating: D.

GROUND FLOOR

ENTRANCE PORCH

Accessed via entrance door with opaque double glazed fanlight and sidelight. Wall mounted gas fired boiler. Space for washing machine and freezer. Wall mounted fuse box. Door to:

LIVING ROOM

Dual aspect via double glazed windows to front and side. Radiator. Spiral staircase to first floor landing. Access to:

KITCHEN

Double glazed window to front aspect. A range of base and wall mounted units with work surface areas incorporating stainless steel sink and drainer. Tiled splashbacks. Space for cooker and refrigerator.

FIRST FLOOR

LANDING

Doors to bedroom and bathroom.

BEDROOM

Dual aspect via double glazed windows to front and side. Radiator. Built-in storage cupboard and open wardrobe area. Hatch to loft.

BATHROOM

Opaque double glazed window to front aspect. Three piece suite comprising: Bath with wall mounted shower over, close coupled WC and pedestal wash hand basin. Wall tiling. Radiator. Extractor.

OUTSIDE

FRONT GARDEN

Pathway leading to front entrance door with gravel borders. Lawn area to side. Outside light.

OFF ROAD PARKING

Off road parking for two vehicles to front of property.

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.

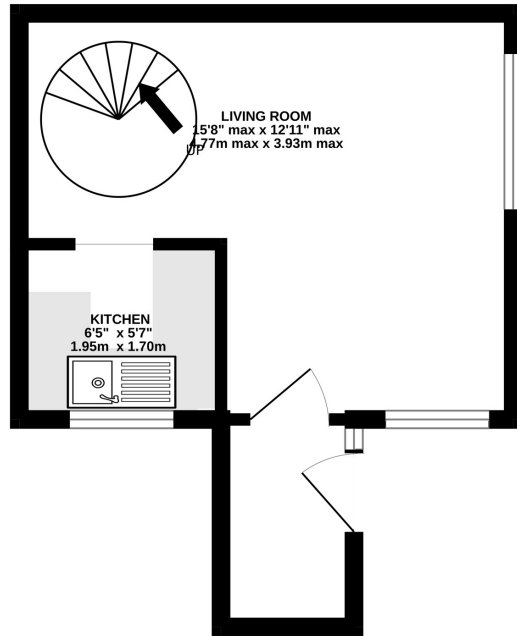
Details of the solicitor/conveyancer acting for you in your purchase.

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

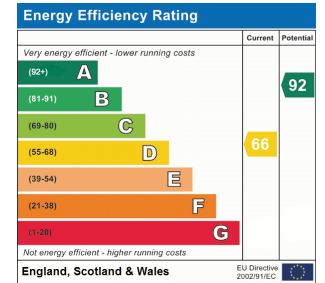
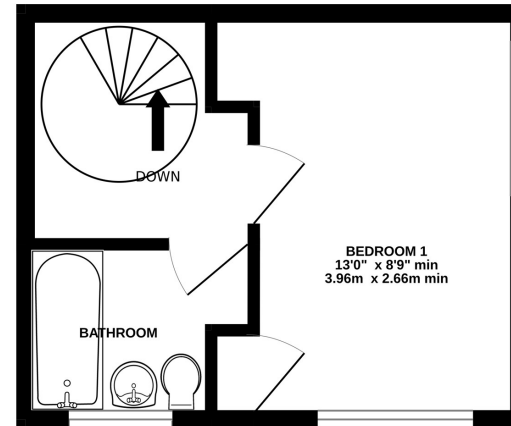
We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.



GROUND FLOOR



1ST FLOOR



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 valuation, contact the numbers listed on the brochure

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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