Fieldside Road

Pulloxhill,
Bedfordshire, MK45 5HN
£325,000

COUNTRY PROPERTIES
PART OF HUNTERS

Offered for sale with no upper chain, this end terrace home features a spacious entrance hall, living room with feature fireplace, dining room with French doors to front, attractive fitted kitchen, three double bedrooms and first floor family bathroom. In addition there are wrap-around gardens, useful outbuildings and driveway parking. EPC Rating: D.

LOCATION

The charming Mid Bedfordshire village of Pulloxhill has a public house, lower school and Norman Church as well as great countryside walks nearby. The adjoining parish of Flitton and Greenfield provides a village hall with recreation ground as well as further public houses/eateries. Commuters are well served via the mainline rail station at nearby Flitwick (approx. 2.5 miles) which provides a rail service to London St Pancras within 40 minutes approx. The historic Georgian market town of Ampthill lies approx. 4 miles distant and offers a Waitrose supermarket, variety of restaurants, boutique style shops and parkland whilst the city of Milton Keynes is within 20 miles.

GROUND FLOOR

ENTRANCE HALL

Accessed via entrance door with opaque double glazed inserts. Georgian style UPVC double glazed window to side aspect. Radiator. Stairs to first floor landing. Doors to kitchen and to:

DINING ROOM

UPVC double glazed French doors to front aspect. Radiator. Archway to:

LIVING ROOM

Georgian style UPVC double glazed window to side aspect. Feature fireplace with inset stove. Radiator.

KITCHEN

Georgian style UPVC double glazed window to side aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink and drainer unit. Space for range style oven and fridge/freezer. Space and plumbing for automatic washing machine and dishwasher. Radiator. Tiled floor. Downlighting. Built-in under stairs storage cupboard. UPVC door with opaque double glazed insert to side aspect.

FIRST FLOOR

LANDING

Georgian style UPVC double glazed window to side aspect. Radiator. Hatch to loft space. Built-in airing cupboard. Doors to all bedrooms and family bathroom.

BEDROOM 1

Georgian style UPVC double glazed window to side aspect. Radiator. Bulit-in storage cupboard with hanging rail.

BEDROOM 2

Georgian style UPVC double glazed window to front aspect. Radiator.

BEDROOM 3

Georgian style UPVC double glazed window to side aspect. Radiator.

FAMILY BATHROOM

Georgian style UPVC opaque double glazed window to front aspect. Three piece suite comprising: Panelled bath with shower unit over, pedestal wash hand basin with mixer tap and low level WC. Radiator. Tiled floor.

OUTSIDE

GARDENS

Enclosed wrap-around gardens. Shingled area to front. Lawned areas to side. A variety of trees, plants and shrubs. Outside light. Outside tap. Timber garden shed.

OUTBUILDINGS

Brick-built outbuildings providing useful storage plus WC.

OFF ROAD PARKING

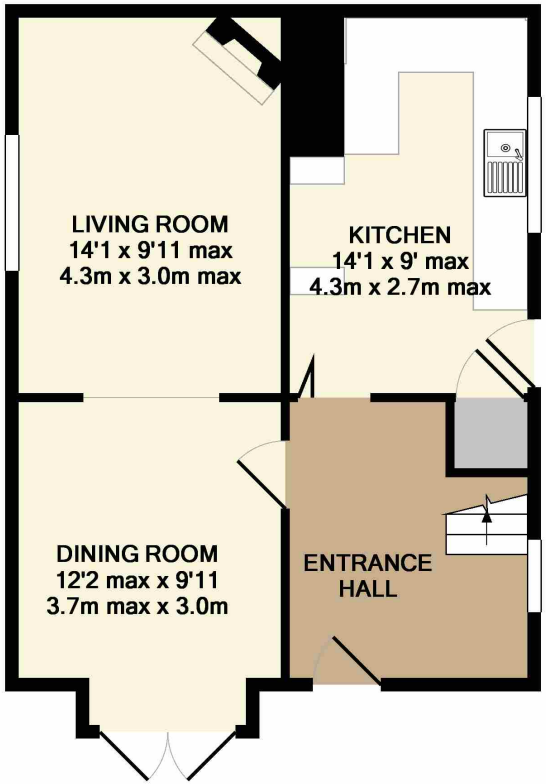
Driveway providing off road parking for approx. two vehicles.

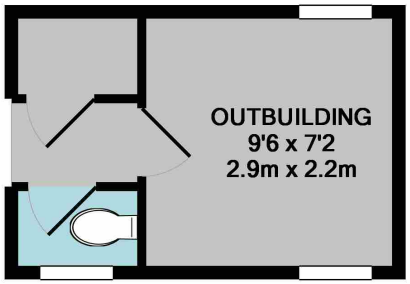
Current Council Tax Band: C.

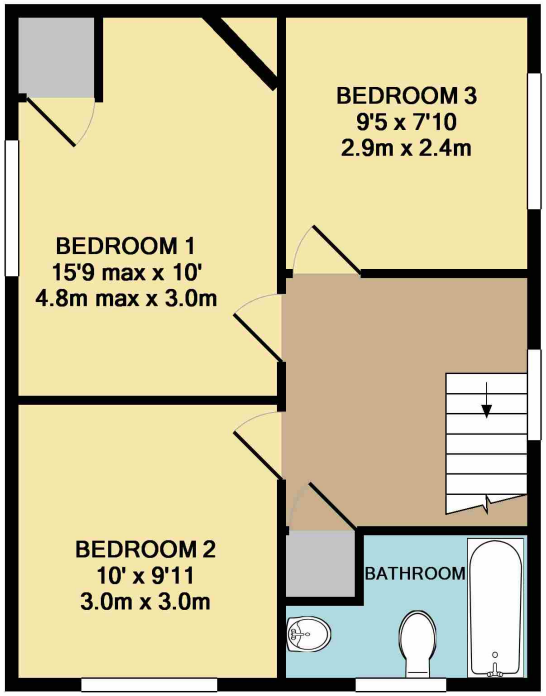
WHAT'S THE NEXT STEP TO PURCHASE THIS PROPERTY?

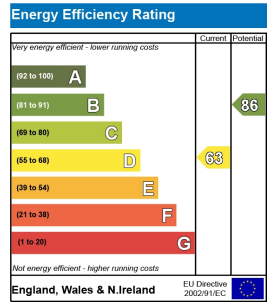
Once you have viewed the property and made an acceptable offer, we will need the following before the property can be removed from the market;
Proof of your ability to purchase: A Mortgage Agreement in Principle with proof of deposit/Evidence of cash to purchase/Evidence of equity from sale (as applicable).
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.

PRELIMINARY DETAILS









GROUND FLOOR
APPROX. FLOOR
AREA 594 SQ.FT.
(55.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 462 SQ.FT.
(42.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1056 SQ.FT. (98.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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