



**The Ridgeway**  
Flitwick,  
Bedfordshire, MK45 1DH  
£350,000

**COUNTRY PROPERTIES**  
PART OF HUNTERS

This mid terrace home offers well presented accommodation including an 18'7" x 13'11" living room which spans the width of the property and leads through patio doors to a rear conservatory. The fitted kitchen has the benefit of a range of integrated appliances (as stated) and a garage conversion creates a useful second reception, ideal as a dining or playroom. There are three bedrooms to the first floor along with a family bathroom. The enclosed rear garden is mainly laid to paving for ease of maintenance and enjoys a south-easterly aspect, whilst off road parking is provided via the block paved frontage. The town centre amenities, including mainline rail station, are within 0.5 miles. EPC Rating: C.

## GROUND FLOOR

### ENTRANCE HALL

Accessed via front entrance door with decorative opaque double glazed leaded light effect inserts. Wood effect flooring. Radiator. Part glazed door to dining/family room. Open access to living room and 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. Built-in oven, hob and extractor. Integrated dishwasher and fridge/freezer. Space and plumbing for washing machine. Wood effect flooring. Recessed spotlighting to ceiling.

### DINING/FAMILY ROOM

Double glazed window to front aspect. Wood effect flooring. Radiator. Built-in storage cupboards.

### LIVING ROOM

Double glazed window to rear aspect. Double glazed sliding patio door to conservatory. Feature fireplace surround housing electric fire. Two radiators. Stairs to first floor landing.

### CONSERVATORY

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

## FIRST FLOOR

### LANDING

Hatch to loft. Built-in double cupboard housing gas fired boiler. Doors to all bedrooms and family bathroom.

### BEDROOM 1

Double glazed window to front aspect. Radiator.

### BEDROOM 2

Double glazed window to rear aspect. Radiator.

### BEDROOM 3

Double glazed window to rear aspect. Radiator. Built-in cupboard over stair bulkhead.

### FAMILY BATHROOM

Opaque double glazed window to front aspect. Three piece suite comprising: P-shaped bath with mixer tap and shower unit with fixed rainfall style showerhead over, close coupled WC and wash hand basin with mixer tap and storage beneath. Wall and floor tiling. Heated towel rail. Recessed spotlighting to ceiling.

## OUTSIDE

### REAR GARDEN

Laid to paving for ease of maintenance. Cold water tap. Enclosed by fencing with gated rear access to shared pathway leading to front.



## OFF ROAD PARKING

Block paved frontage providing off road parking for 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.

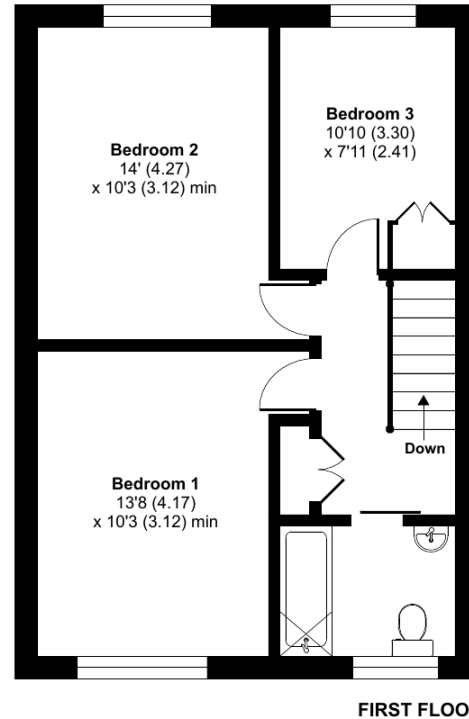
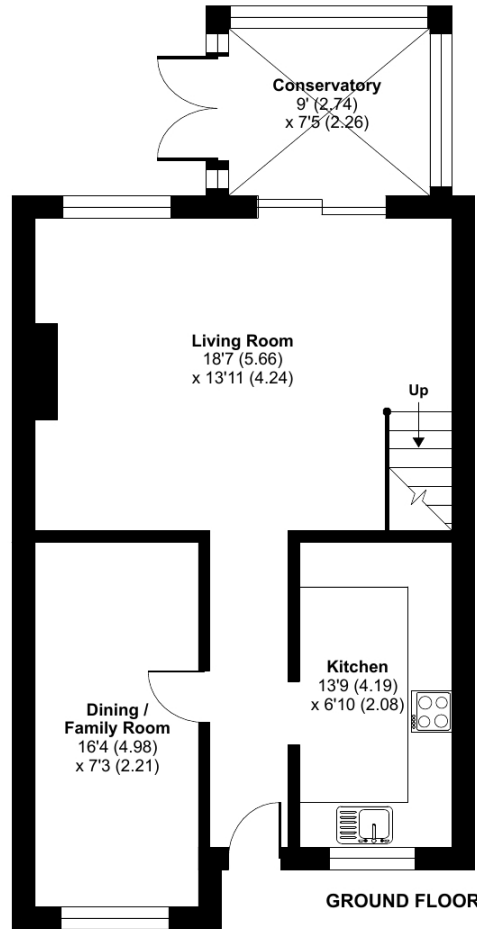
A signed copy of our Supplier List & Referral Fee Disclosure Form.

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



Approximate Area 1148 sq ft / 106.6 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		73	84
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 1037860



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

