



# Windmill Road

Flitwick,  
Bedfordshire, MK45 1AU

Guide Price **£250,000**

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properties



Whether you're looking for a home with potential or an investor seeking a worthwhile project, this traditional semi detached property presents a fantastic opportunity. With the benefit of no upper chain, the property features two separate reception rooms along with a kitchen, bathroom and separate WC on the ground floor, whilst upstairs you'll find three bedrooms (two inter-connecting) plus a further WC. With outbuildings, the rear garden enjoys a south-easterly aspect. EPC Rating: E.

## GROUND FLOOR

### ENTRANCE

Accessed via part opaque glazed front entrance door to:

### LIVING ROOM

Window to front aspect. Tiled fireplace surround. Radiator. Part opaque glazed door to:

### DINING ROOM

Window to rear aspect. Radiator. Door to stairs to first floor landing, with built-in storage cupboard beneath. Part glazed sliding door to:

### KITCHEN

Two windows to side aspect. A range of base and wall mounted units with work surface areas incorporating stainless steel double drainer sink unit with mixer tap. Space for cooker and washing machine. Radiator. Door to:

### LOBBY

Built-in storage cupboard. Part opaque glazed door to side aspect. Doors to WC and to:

### BATHROOM

Opaque glazed window to rear aspect. Two piece suite comprising: Bath and wash hand basin. Wall tiling.

### SEPARATE WC

Window to rear aspect. Low level WC. Radiator.





## FIRST FLOOR

### LANDING

Doors to bedrooms 1 and 2.

### BEDROOM 1

Window to front aspect. Radiator.

### BEDROOM 2

Window to rear aspect. Built-in double wardrobe. Radiator. Doors to bedroom 3 and to:

### EN-SUITE WC

Two piece suite comprising: Low level WC and corner wash hand basin.

### BEDROOM 3

(Accessed via bedroom 2). Window to rear aspect. Built-in storage cupboard housing hot water tank.

## OUTSIDE

### FRONT GARDEN

Enclosed by low level walling and fencing with gated access. Pathway leading to front entrance door. Gated side access to rear garden.

### REAR GARDEN

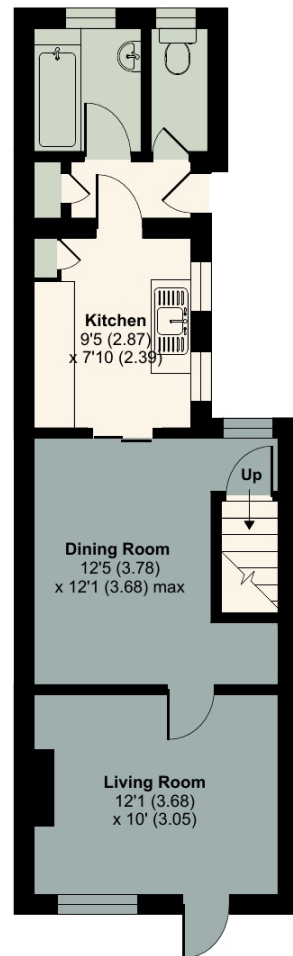
Part laid to paving. Various shrubs. Outside water tap. Enclosed by timber and wire fencing. Two timber and brick outbuildings.

Council Tax Band: C.

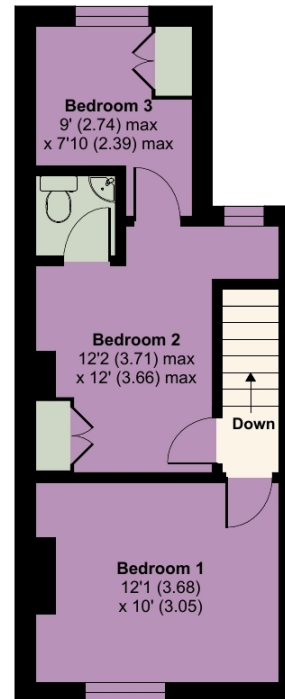


Approximate Area = 800 sq ft / 74.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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>	<b>79</b>
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	<b>41</b>
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Country Properties. REF: 1397967



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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