



Hildene Close

Flitwick,
Bedfordshire, MK45 1AQ
£200,000

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properties

A great first step on the property ladder, this chain-free cluster home is conveniently located for access to the town centre amenities, including mainline rail station (0.3 miles). The well presented accommodation features contemporary open plan living space with zones to relax, dine and cook, with walk-in bay and French doors leading directly to the enclosed rear garden which is mainly laid to paving for ease of maintenance. There is a double bedroom with built-in wardrobe to the first floor, along with shower room. The property further benefits from allocated parking. EPC Rating: E.

GROUND FLOOR

ENTRANCE PORCH

Via entrance door with opaque double glazed inserts. Wood effect flooring. Electric consumer unit. Door to:

OPEN PLAN KITCHEN/LIVING/DINING ROOM

Walk-in bay with double glazed French doors and sidelights to rear garden. Double glazed window to rear aspect. A range of wall and base mounted kitchen units with work surface areas incorporating sink and drainer with mixer tap. Built-in electric oven and hob with extractor over. Space for washing machine and fridge/freezer. Wall mounted electric heater. Wood effect flooring. Stairs to first floor landing with built-in storage cupboard beneath.

FIRST FLOOR

LANDING

Hatch to loft. Doors to shower room and to:

BEDROOM

Double glazed window to rear aspect. Wall mounted electric heater. Built-in airing cupboard. Built-in wardrobe with mirrored sliding doors.

SHOWER ROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Shower cubicle with electric shower, close coupled WC and pedestal wash hand basin with mixer tap. Part tiled walls. Recessed spotlighting to ceiling. Tile effect flooring.

OUTSIDE

REAR GARDEN

Mainly laid to paving for ease of maintenance. Useful brick-built store. Enclosed by timber fencing with gated access to front.

OFF ROAD PARKING

Allocated parking.



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.

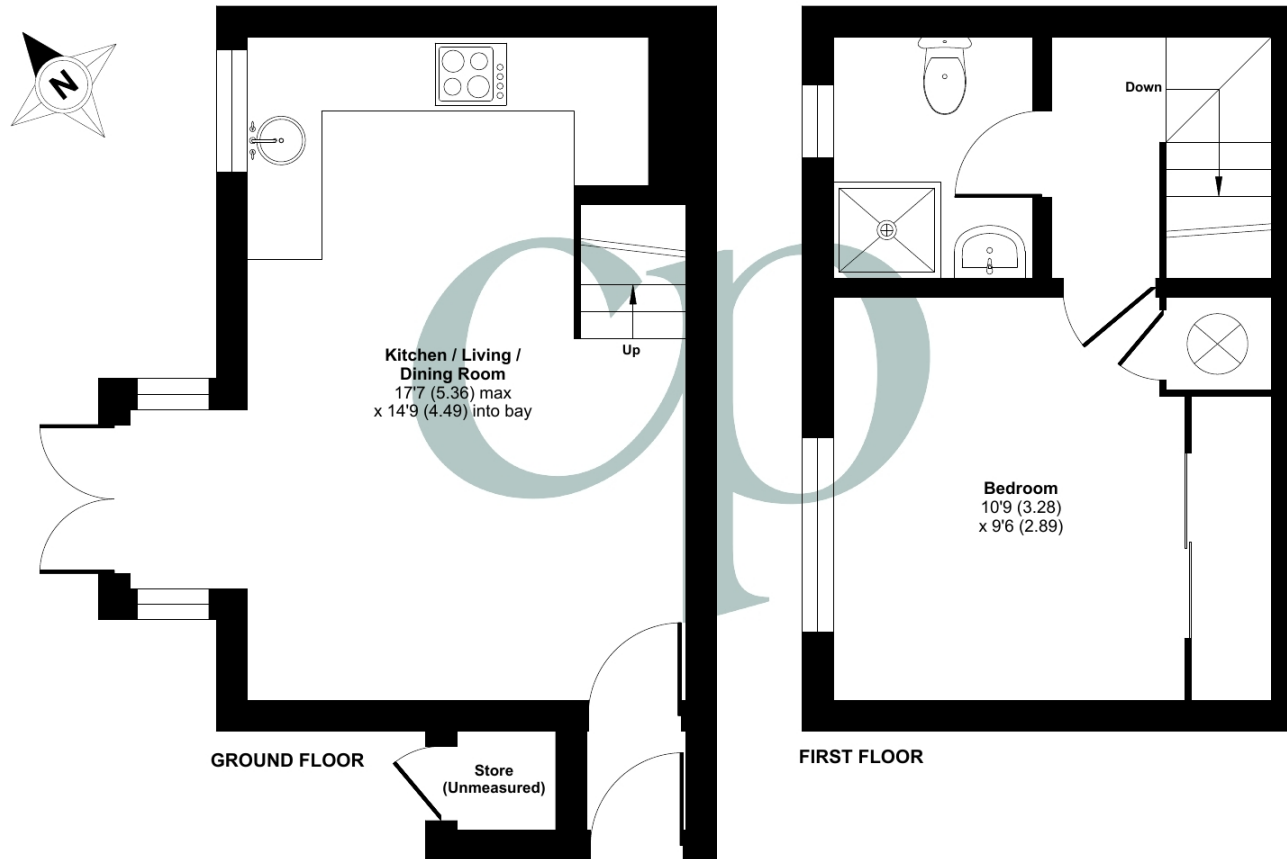
A signed copy of our Supplier List & Referral Fee Disclosure Form.

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



Approximate Area = 432 sq ft / 40.1 sq m (exclude store)

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
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). © nche.com 2024. Produced for Country Properties. REF: 1221975

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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