



Dunstable Close

Flitwick,
Bedfordshire, MK45 1JN
£260,000

country
properties

This chain-free two bedroom end-terrace home is set within the heart of the town centre, minutes from Millenium Park, the mainline rail station and further amenities (0.2 miles). The accommodation includes a living room, fitted kitchen, two double bedrooms and first floor bathroom. There is an enclosed garden to the rear, in addition to a garage in block. EPC Rating: D.

GROUND FLOOR

ENTRANCE

Via front entrance door with opaque double glazed insert to:

LIVING ROOM

Double glazed window to front aspect. Two radiators. Stairs to first floor landing. Door to:

KITCHEN

Double glazed door and window to rear aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink and drainer with mixer tap. Built-in electric oven and hob with extractor over. Space for fridge/freezer and washing machine. Radiator.

FIRST FLOOR

LANDING

Hatch to loft. Doors to both bedrooms and bathroom.

BEDROOM 1

Double glazed window to front aspect. Radiator.

BEDROOM 2

Double glazed window to rear aspect. Radiator. Two built-in cupboards, one housing gas fired boiler.

BATHROOM

Three piece suite comprising: Bath with mixer tap/shower attachment, close coupled WC and pedestal wash hand basin with mixer tap. Wall tiling. Radiator. Extractor.

OUTSIDE

FRONT GARDEN

Mainly laid to lawn. Shrub borders.

REAR GARDEN

Mainly laid to paving. Enclosed by timber fencing with gated rear access.



GARAGE

Single garage situated in block at rear.

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.

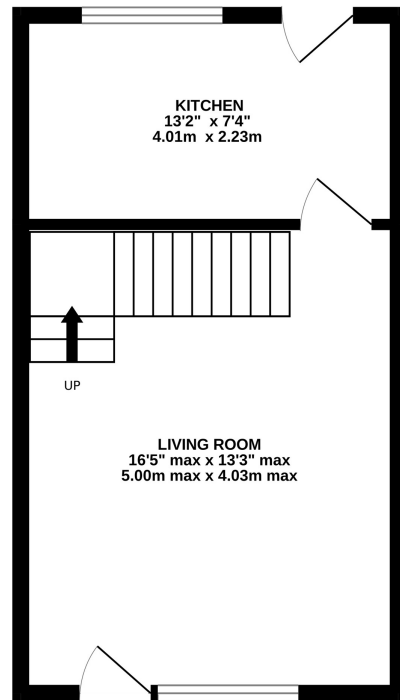
We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.

DRAFT DETAILS

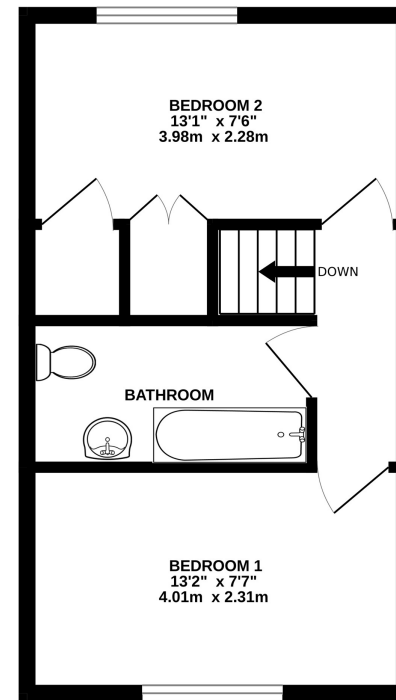
Awaiting vendor approval.



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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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