



Clover Road

Flitwick,
Bedfordshire, MK45 1PH
£240,000

country
properties

This ground floor maisonette features its own rear garden, garage in nearby block and no upper chain. The well-presented, spacious accommodation includes a 21ft living/dining room, fitted kitchen complete with oven, hob and extractor, two double bedrooms (the principal with built-in wardrobes) and stylish bathroom. Both the front and rear gardens feature artificial lawns for ease of maintenance, with the rear also enjoying a southerly aspect. The town centre amenities (including mainline rail station with a direct service to St Pancras International) are within 0.5 miles on foot.

EPC Rating: C.

GROUND FLOOR

ENTRANCE PORCH

Accessed via part opaque double glazed front entrance door. Tile effect flooring. Fitted shelving. Recessed spotlighting to ceiling. Door to:

LIVING/DINING ROOM

Double glazed picture window to front aspect. Two radiators. Wood effect flooring. Door to:

INNER HALL

Radiator. Wood effect flooring. Built-in storage cupboard. Doors to both bedrooms, bathroom and to:

KITCHEN

Double glazed window and part double glazed door to rear aspect. A range of base and wall mounted units with work surface areas incorporating sink and drainer with mixer tap. Wall tiling. Built-in oven, hob and extractor. Space for dishwasher, washing machine, fridge/freezer and tumble dryer. Wall mounted gas fired boiler. Tile effect flooring.

BEDROOM 1

Double glazed window to front aspect. Built-in wardrobes with mirrored sliding doors. Radiator.

BEDROOM 2

Double glazed window to rear aspect. Radiator.



BATHROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Bath with mixer tap and wall mounted shower unit over, close coupled WC and wash hand basin with mixer tap. Wall and floor tiling. Heated towel rail. Built-in storage cupboard.

OUTSIDE

FRONT GARDEN

Pathway leading to front entrance door. Laid to artificial lawn. Outside light.

REAR GARDEN

Large patio seating area. Remainder mainly laid to artificial lawn. Garden shed. Outside light, power point and cold water tap. Enclosed by fencing with gated side access.

GARAGE

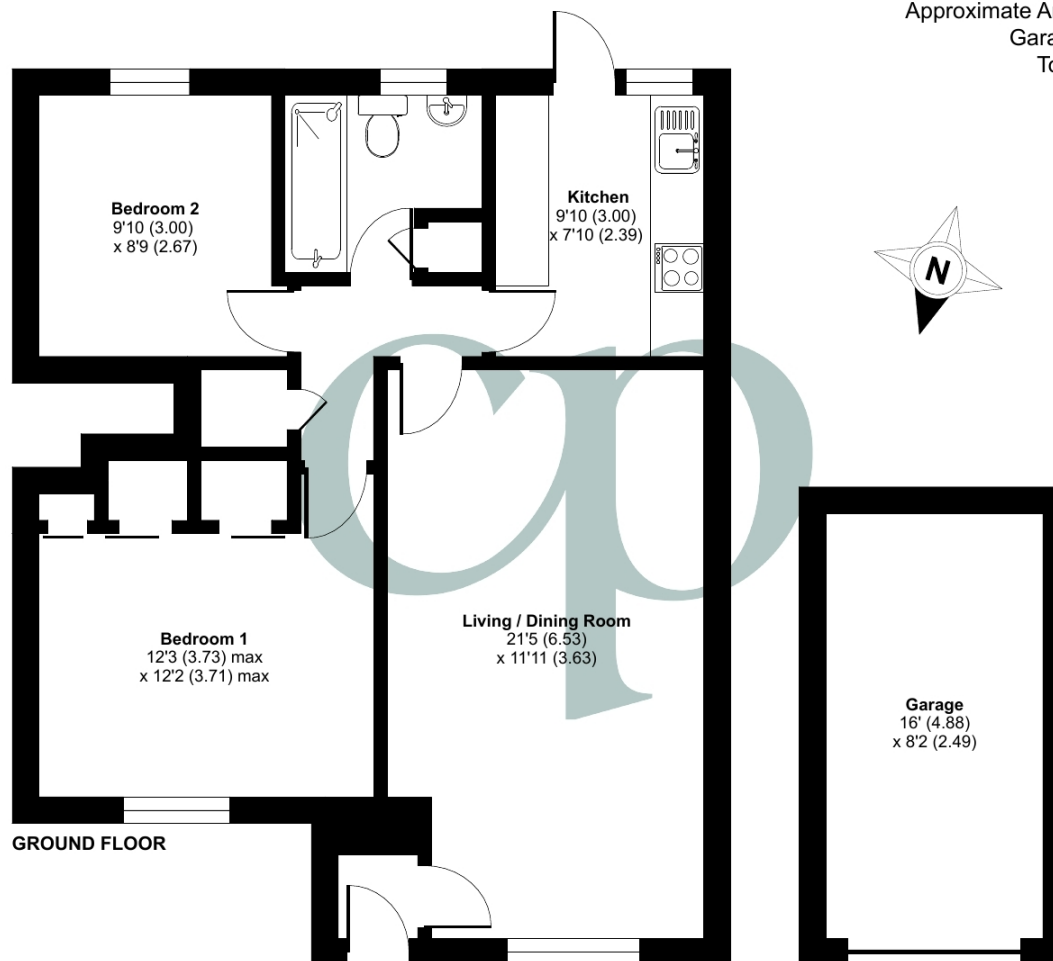
Single garage situated in nearby block.

Current Council Tax Band: B.

Lease: 189 years from 01/01/1974.

Ground Rent/Service Charge: £600 per annum approx. (TBC).





Approximate Area = 706 sq ft / 65.5 sq m
 Garage = 130 sq ft / 12.0 sq m
 Total = 836 sq ft / 77.6 sq m
 For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	69	74
	EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Country Properties. REF: 1323973

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Viewing by appointment only

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