



Millwright Way

Flitwick,
Bedfordshire, MK45 1BZ
£275,000

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properties

This mid terrace home would make a great first step on the property ladder or investment opportunity (with a potential rental income of approx. £1,075 pcm). Having two double bedrooms (each with fitted wardrobes), the accommodation also includes a living room, fitted kitchen/breakfast room with a range of integrated appliances (as stated), conservatory which creates a useful additional sitting/dining space, and first floor bathroom. The enclosed rear garden is mainly laid to decking for ease of maintenance and allocated parking is also provided. The town centre amenities, including mainline rail station with a direct service to St Pancras International, is within a 0.7 mile walk. EPC Rating: C.

GROUND FLOOR

ENTRANCE PORCH

Accessed via part opaque double glazed entrance door. Opaque double glazed leaded light effect window to front aspect. Radiator. Wood effect flooring. Door to:

LIVING ROOM

Double glazed leaded light effect window to front aspect. Two radiators. Stairs to first floor landing. Wood effect flooring. Door to:

KITCHEN

Double glazed leaded light effect window and door to conservatory. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink and drainer with mixer tap. Tiled splashbacks. Built-in microwave and electric oven with gas hob and extractor over. Integrated fridge/freezer, washing machine and dishwasher. Radiator. Floor tiling. Recessed spotlighting to ceiling. Built-in understairs storage cupboard.

CONSERVATORY

Double glazed windows and French doors to rear garden. Power and light. Air conditioning unit. Wood effect flooring.

FIRST FLOOR

LANDING

Hatch to loft. Doors to both bedrooms and bathroom.

BEDROOM 1

Double glazed leaded light effect window to front aspect. Radiator. Built-in wardrobes to one wall.

BEDROOM 2

Double glazed leaded light effect window to rear aspect. Radiator. Built-in wardrobes to one wall (housing gas fired boiler).



BATHROOM

Three piece suite comprising: Bath with mixer tap and electric shower over, WC with concealed cistern and feature glass wash basin with mixer tap and storage beneath. Wall mounted cupboard. Wall and floor tiling. Heated towel rail. Recessed spotlighting to ceiling. Extractor fan.

OUTSIDE

FRONT GARDEN

Paved pathway leading to front entrance door. Shrub beds. Bin store.

REAR GARDEN

Mainly laid to decking. Tree. Garden shed with power. Enclosed by timber fencing with gated rear access.

OFF ROAD PARKING

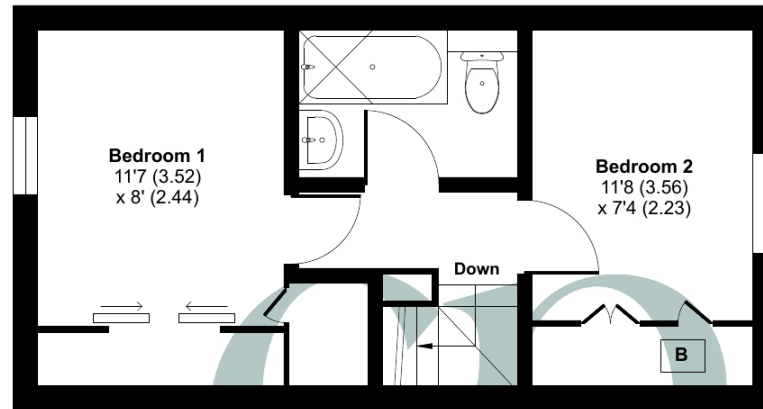
Allocated parking space.

Current Council Tax Band: B.

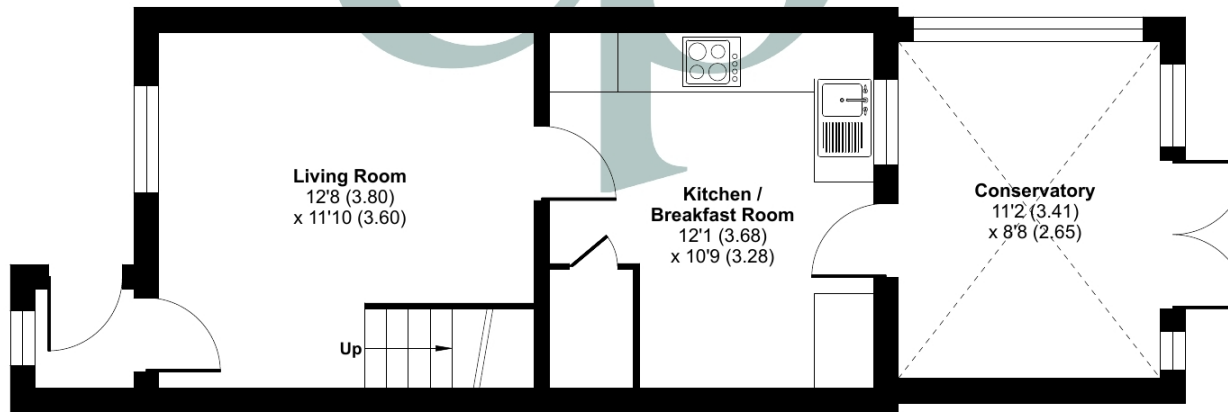


Approximate Area = 680 sq ft / 63.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	88
(81-91)	B	
(69-80)	C	73
(55-68)	D	
(39-54)	E	
(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). © nchecon 2024. Produced for Country Properties. REF: 1266189

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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