



James Place

Flitwick,
Bedfordshire, MK45 1GW
£400,000

country
properties

With accommodation over three floors, this chain-free semi detached townhouse is set within a cul-de-sac, a short stroll from the mainline rail station (0.2 miles). Entering into a spacious hallway, the ground floor includes a fitted kitchen with a range of integrated appliances (as stated), cloakroom/WC and living/dining room with French doors giving direct access to the rear garden, which is mainly laid to artificial lawn and patio for ease of maintenance. The principal bedroom suite with dressing area and wet room is located on the first floor, along with the fourth bedroom/optional study, whilst there are two double bedrooms on the second floor with family bathroom. The adjacent garage and block paved driveway provide off road parking. EPC Rating: B.

GROUND FLOOR

ENTRANCE HALL

Accessed via front entrance door with opaque double glazed leaded light effect inserts and canopy porch over. Stairs to first floor landing. Wood effect flooring. Radiator. Doors to kitchen, living/dining room and to:

CLOAKROOM/WC

Opaque double glazed window to side aspect. Two piece suite comprising: Close coupled WC and pedestal wash hand basin with mixer tap and tiled splashback. Radiator. Extractor. Wood effect flooring.

KITCHEN

Double glazed window to front aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink with mixer tap, and ceramic hob with extractor over. Tiled splashbacks. Built-in oven and microwave. Integrated dishwasher and fridge/freezer. Space for washing machine. Plinth heater. Cupboard housing gas fired boiler. Recessed spotlighting to ceiling. Wood effect flooring.

LIVING/DINING ROOM

Dual aspect via double glazed window to side and double glazed French doors to rear with matching sidelights. Radiator. Wood effect flooring. Built-in under stairs storage cupboard.

FIRST FLOOR

LANDING

Stairs to second floor landing. Radiator. Doors to two bedrooms.

BEDROOM 1

Dual aspect via double glazed window to side and two double glazed windows to rear. Two radiators. Open access to:

DRESSING AREA

A range of fitted wardrobes. Door to:

EN-SUITE WET ROOM

Opaque double glazed window to front aspect. Shower area with wall mounted shower unit. Close coupled WC. Pedestal wash hand basin with mixer tap. Wall and floor tiling. Heated towel rail. Recessed spotlighting to ceiling. Extractor.



BEDROOM 4

Double glazed window to front aspect.
Radiator.

SECOND FLOOR

LANDING

Hatch to loft. Doors to two bedrooms and family bathroom.

BEDROOM 2

Two double glazed windows to front aspect.
Radiator.

BEDROOM 3

Two double glazed windows to rear aspect.
Radiator.

FAMILY BATHROOM

Opaque double glazed window to side aspect.
Three piece suite comprising: Bath with mixer tap/shower attachment, close coupled WC and pedestal wash hand basin with mixer tap.
Wall tiling. Heated towel rail. Wood effect flooring. Extractor. Recessed spotlighting to ceiling.

OUTSIDE

FRONT GARDEN

Small artificial lawn area. Pathway leading to front entrance door. Outside lighting.

REAR GARDEN

Immediately to the rear of the property is a paved patio area leading to artificial lawn. Outside light. Enclosed by fencing with gated side access.

GARAGE

Brick-built garage with pitched, tiled roof. Metal up and over door. Power and light. Part double glazed courtesy door to rear garden.

OFF ROAD PARKING

Adjacent block paved driveway providing off road parking and access to garage.

Current Council Tax Band: D.
Estate/Management Charge: £200 per annum (TBC).

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.

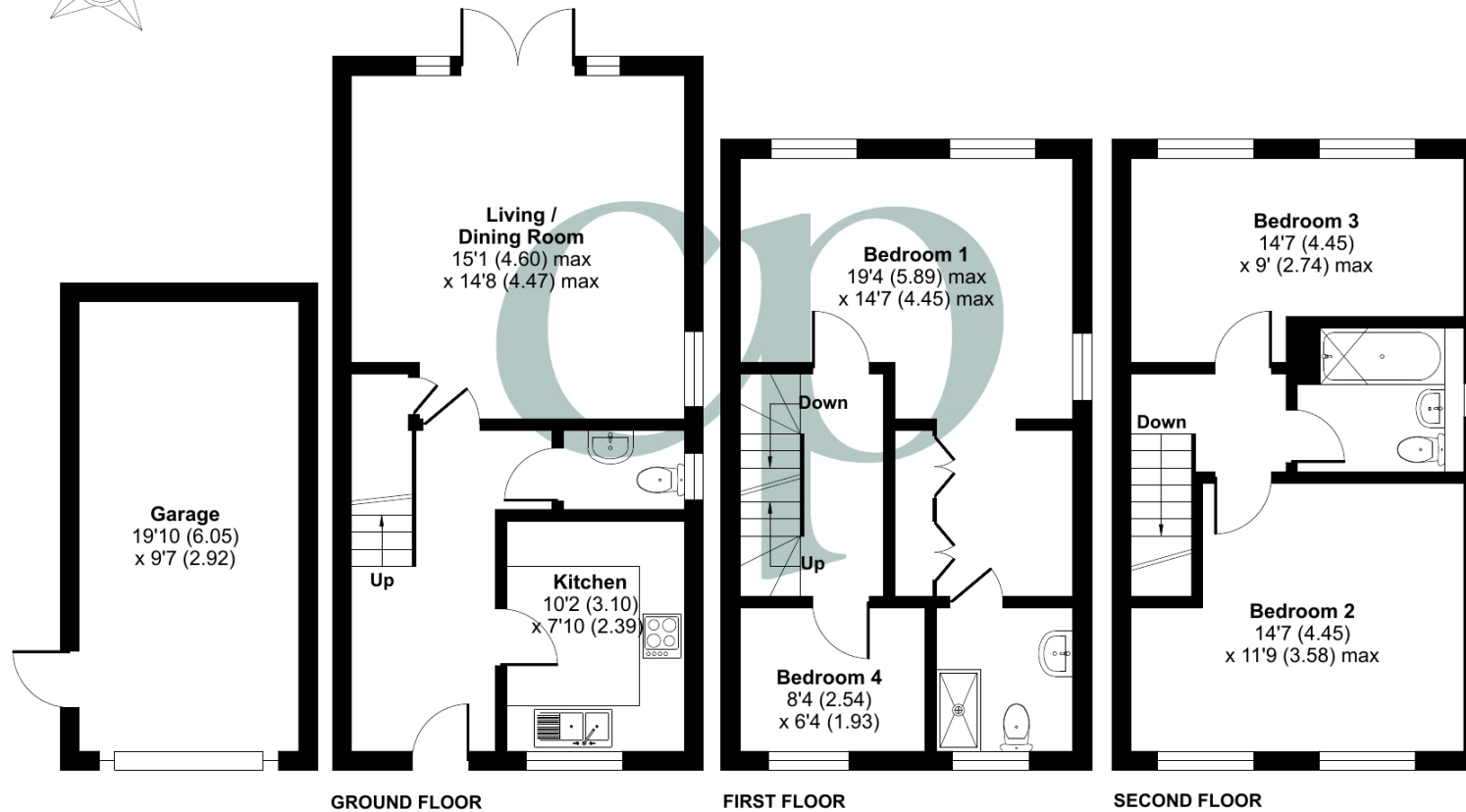




Approximate Area = 1205 sq ft / 112 sq m
 Garage = 192 sq ft / 17.8 sq m
 Total = 1397 sq ft / 129.7 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	85	
(69-80)	C		
(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 Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1195952

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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