



Grasmere Close

Flitwick,
Bedfordshire, MK45 1NN
£270,000

country
properties

Offered for sale with no upper chain, this terraced home is set within a convenient central location, with excellent access to local amenities including shops, schools and transport links, ensuring everything you need is close at hand. The accommodation includes a spacious living room with feature fireplace, and fitted kitchen/breakfast room with patio door to rear garden. Upstairs there are two double bedrooms, along with a bathroom. The property has the benefit of a garage in nearby block, and residents' permit parking is also available. EPC: C.

GROUND FLOOR

ENTRANCE LOBBY

Accessed via front entrance door with opaque double glazed leaded light effect inserts and canopy porch over. Storage cupboard. Part glazed door to:

LIVING ROOM

Double glazed window to front aspect. Feature fireplace housing coal effect electric fire. Two radiators. Wood effect flooring. Stairs to first floor landing. Open access to:

KITCHEN/DINING ROOM

Double glazed sliding patio door 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 oven and hob with extractor over. Space for fridge/freezer and washing machine. Wall mounted gas fired boiler. Tile effect flooring. Open access to:

FIRST FLOOR

LANDING

Hatch to loft. Doors to both bedrooms and bathroom.

BEDROOM 1

Double glazed window to rear aspect. Radiator.

BEDROOM 2

Double glazed window to front aspect. Radiator.

BATHROOM

Three piece suite comprising: Bath with mixer tap and shower over, close coupled WC and wall mounted wash hand basin with mixer tap. Tiled splashbacks. Radiator. Built-in cupboard. Recessed spotlighting to ceiling.



OUTSIDE

FRONT GARDEN

Laid to lawn. Paved pathway leading to front entrance door.

REAR GARDEN

Immediately to the rear of the property is a paved patio seating area leading to lawn. Raised gravel area at rear. Enclosed by fencing with gated rear access.

GARAGE

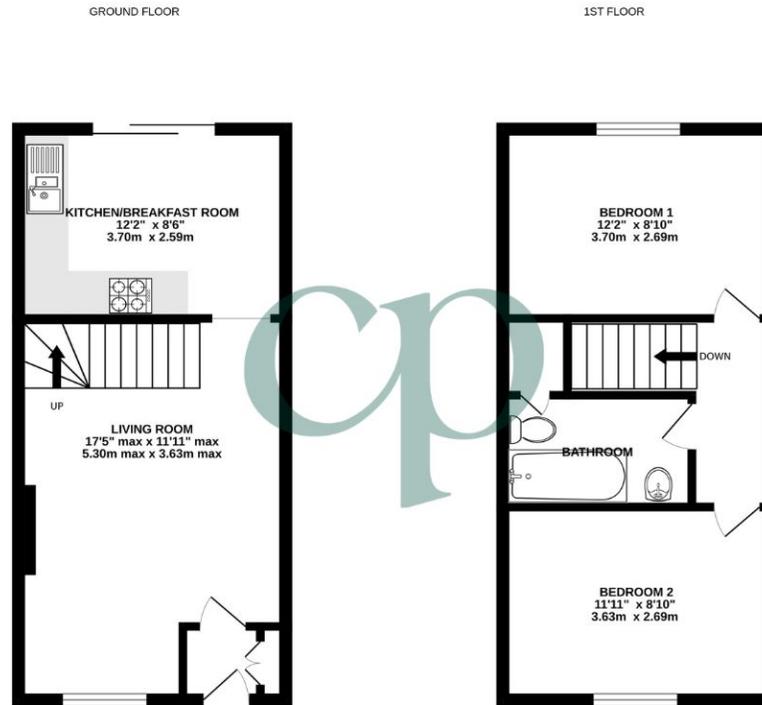
Single garage situated in nearby block.

PERMIT PARKING

The property is located in a residents' parking zone. A first permit currently costs £31.20 per annum, a second permit is £95.30 per annum.

Council Tax Band: B.





While 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.
Made with floorplan 12/20

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C	75	
(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

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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