



Eagle Drive

Flitwick,
Bedfordshire, MK45 1RZ
£325,000

country
properties

This chain-free end terrace home is pleasantly situated in a corner position within the popular 'Birds' area of town. The accommodation includes an open plan living/dining room which extends to 22ft in length and leads through French doors to a conservatory addition, plus fitted kitchen, three bedrooms and first floor family bathroom. There is an enclosed garden to the rear and off road parking is provided via a driveway leading to garage in nearby block. The mainline rail station and further town centre amenities are within 0.7 miles, whilst Flitwick Lower School and the recreational facilities at Millenium Park are just 0.4 miles. EPC: C.

GROUND FLOOR

ENTRANCE PORCH

Accessed via front entrance door with opaque double glazed inserts. Radiator. Wood effect flooring. Built-in cupboard. Part glazed door to:

LIVING/DINING ROOM

Double glazed window to front aspect. Double glazed French doors to conservatory. Two radiators. Feature fireplace surround housing electric fire. Stairs to first floor landing with built-in storage cupboard beneath. Open access to:

KITCHEN

Double glazed window to rear aspect/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 electric oven and hob with extractor over. Space for fridge/freezer and washing machine. Recessed spotlighting to ceiling. Built-in storage cupboard. Tile effect flooring.

CONSERVATORY

Double glazed windows and French doors to rear garden. Radiator. Wood effect flooring.

FIRST FLOOR

LANDING

Hatch to loft with ladder and boarding. Built-in cupboard housing gas fired combination boiler. Doors to all bedrooms and family bathroom.

BEDROOM 1

Double glazed window to rear aspect. Radiator.

BEDROOM 2

Double glazed window to front aspect. Radiator.

BEDROOM 3

Double glazed window to front aspect. Radiator. Built-in cupboard.

FAMILY BATHROOM

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



OUTSIDE

FRONT GARDEN

Mainly laid to lawn. Pathway leading to front entrance door. Gated side access to rear garden.

REAR GARDEN

Immediately to the rear of the property is a paved patio seating area leading to lawn, with additional decked seating area at rear. Timber garden shed. Enclosed by timber fencing with gated side access.

GARAGE

Single garage situated in nearby block.

OFF ROAD PARKING

Driveway providing off road parking for approx. two vehicles.

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.

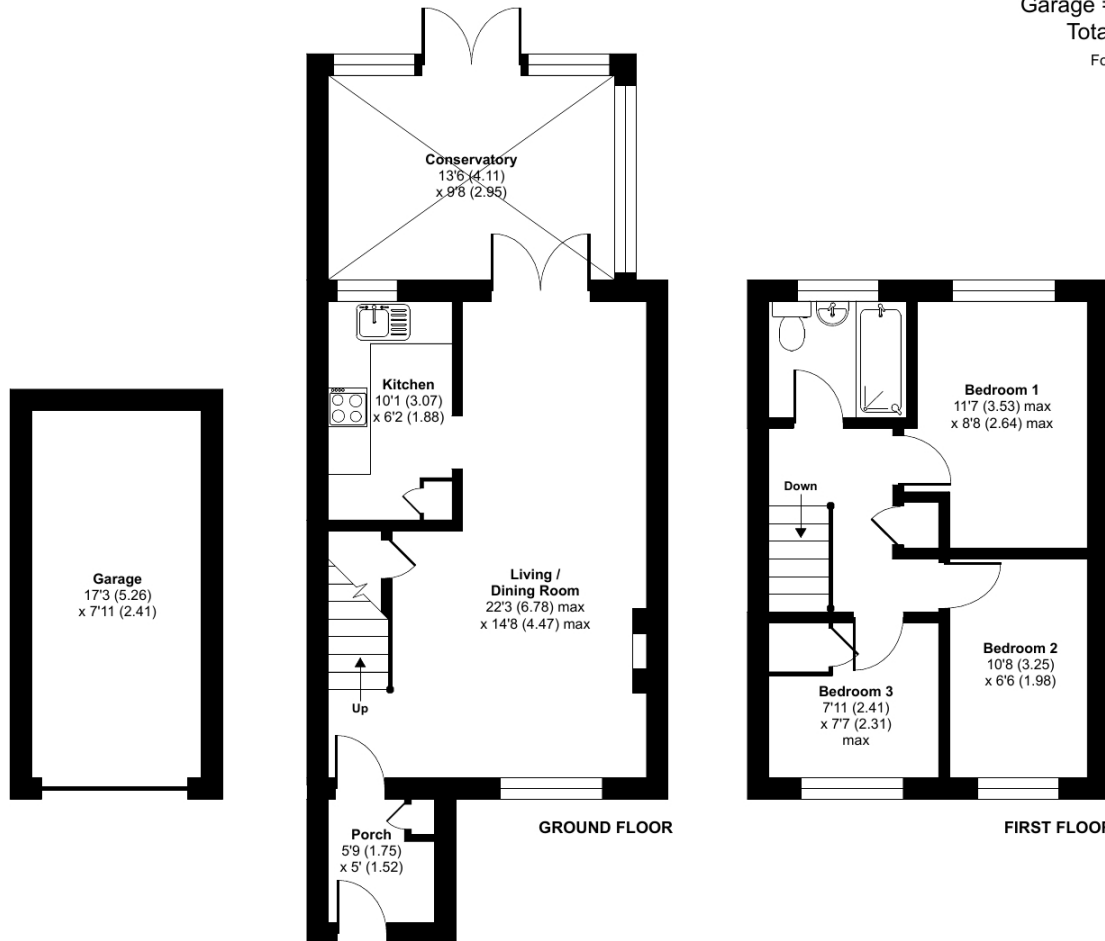


Approximate Area = 852 sq ft / 79.2 sq m

Garage = 138 sq ft / 12.8 sq m

Total = 990 sq ft / 92 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C	72	
(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: 1076890

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

Viewing by appointment only

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