



Nene Road
Flitwick,
Bedfordshire, MK45 1SE
£375,000

*country
properties*

Pleasantly situated within a cul-de sac location in the popular 'Rivers' development, this semi detached home features a generous rear garden and adjacent garage and driveway with electric vehicle charging point. The well presented accommodation includes a living room, attractive fitted kitchen with space to dine and French doors to rear, three bedrooms and modern family bathroom. The town centre amenities, including mainline rail station, are within 1 mile (just 0.6 miles on foot). EPC Rating: C.

GROUND FLOOR

ENTRANCE PORCH

Accessed via composite front entrance door with opaque double glazed inserts. Radiator. Engineered wood flooring. Wall mounted fuse box. Door to:

LIVING ROOM

Double glazed window to front aspect. Radiator. Stairs to first floor landing. Engineered wood flooring. Recessed spotlighting to ceiling. Door to:

KITCHEN/DINING ROOM

Double glazed window and French doors to rear aspect. A range of base and wall mounted units with work surface areas incorporating sink and drainer with mixer tap, and five ring gas hob with extractor over. Tiled splashbacks. Built-in electric double oven. Space for washing machine and fridge/freezer. Radiator. Engineered wood flooring. Recessed spotlighting to ceiling.

FIRST FLOOR

LANDING

Hatch to loft. Built-in cupboard with radiator. Doors to all bedrooms and family bathroom.

BEDROOM 1

Double glazed window to front aspect. Radiator.

BEDROOM 2

Double glazed window to rear aspect. Radiator.

BEDROOM 3

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

FAMILY BATHROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: P-shaped bath with mixer tap and wall mounted shower over, close coupled WC and pedestal wash hand basin with mixer tap. Wall tiling. Heated towel rail. Extractor. Recessed spotlighting to ceiling. Tile effect flooring.



OUTSIDE

FRONT GARDEN

Small lawn area. Various shrubs. Pathway leading to front entrance door. Outside light. Gated side access to rear garden.

REAR GARDEN

Immediately to the rear of the property is a large paved patio seating area leading to lawn with mature shrub borders. Additional rear gravelled seating area with inset paving. Cold water tap. Garden shed. Enclosed by fencing with gated access to front.

GARAGE

Brick-built garage with pitched tiled roof. Metal up and over door. Courtesy door leading to rear garden. Power and light.

OFF ROAD PARKING

Hard standing driveway providing off road parking and access to garage. Electric vehicle charging point.

Current Council Tax Band: C.

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.

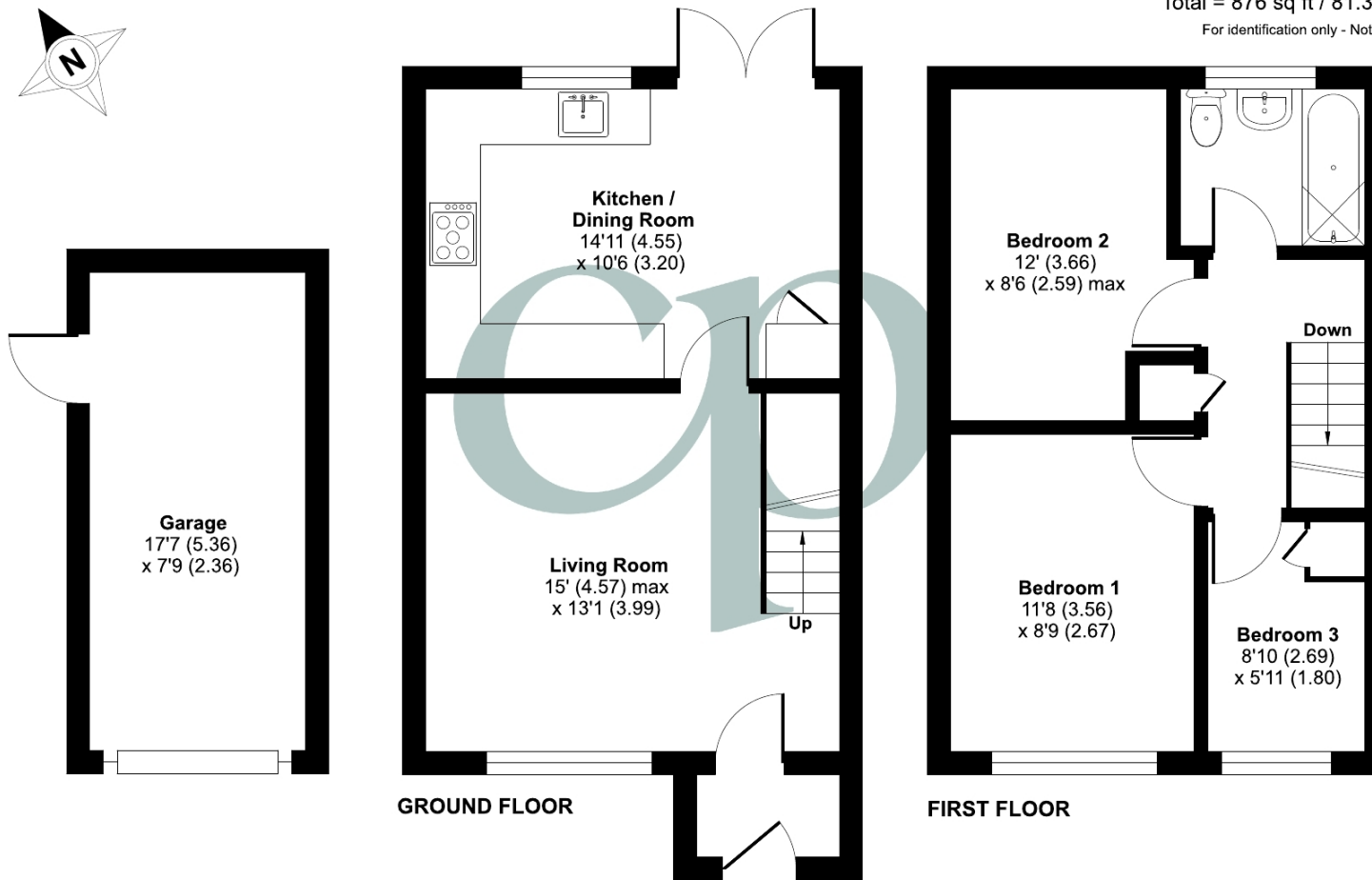
A signed copy of our Supplier List & Referral Fee Disclosure Form.

We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.



Approximate Area = 740 sq ft / 68.7 sq m
 Garage = 136 sq ft / 12.6 sq m
 Total = 876 sq ft / 81.3 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C		70
(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: 1189516

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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