



Cavell Mews

Flitwick,
Bedfordshire, MK45 1GT
£325,000

country
properties

This well presented mid terrace home is set on a modern development towards the town outskirts, yet within just 1 mile of the mainline rail station and further amenities at its heart. The property is entered via a spacious hallway accessing all ground floor rooms to include an attractive fitted kitchen with a range of integrated appliances (as stated) to enhance the streamlined look, and guest cloakroom/WC. The living room spans the rear of the property and leads directly to the enclosed rear garden via French doors, whilst there are two double bedrooms to the first floor along with a stylish bathroom. The property also has the benefit of allocated parking, laid to block paving. EPC Rating: B.

GROUND FLOOR

ENTRANCE HALL

Accessed via composite front entrance door with opaque double glazed insert. Stairs to first floor landing with built-in storage cupboard beneath. Radiator. Doors to kitchen, living room and to:

CLOAKROOM/WC

Two piece suite comprising: WC with concealed cistern and pedestal wash hand basin. Radiator. Extractor. Floor tiling.

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 gas hob with glass splashback and extractor over. Built-in double oven. Integrated fridge/freezer and slimline dishwasher. Space and plumbing for washing machine. Wall mounted gas fired boiler. Wall and floor tiling. Radiator. Recessed spotlighting to ceiling.

LIVING ROOM

Double glazed French doors to rear aspect with matching double glazed sidelights and top openers. Two radiators.

FIRST FLOOR

LANDING

Hatch to loft. Doors to both bedrooms and bathroom.

BEDROOM 1

Two double glazed windows to front aspect. Built-in over stairs storage cupboard. Radiator.

BEDROOM 2

Double glazed window to rear aspect. Radiator.



BATHROOM

Three piece suite comprising: Bath with mixer tap and wall mounted shower unit over, wall mounted WC with concealed cistern and wall mounted wash hand basin with mixer tap. Shaver socket. Wall and floor tiling. Heated towel rail. Extractor. Recessed spotlighting to ceiling.

OUTSIDE

FRONT GARDEN

Paved pathway leading to front entrance door with areas laid to decorative stone chippings at either side. Part enclosed by metal railings.

REAR GARDEN

French doors from the living room lead directly to a paved patio seating area. Remainder mainly laid to lawn with gravelled area beyond. Garden shed. Outside light and cold water tap. Enclosed by fencing with gated rear access.

OFF ROAD PARKING

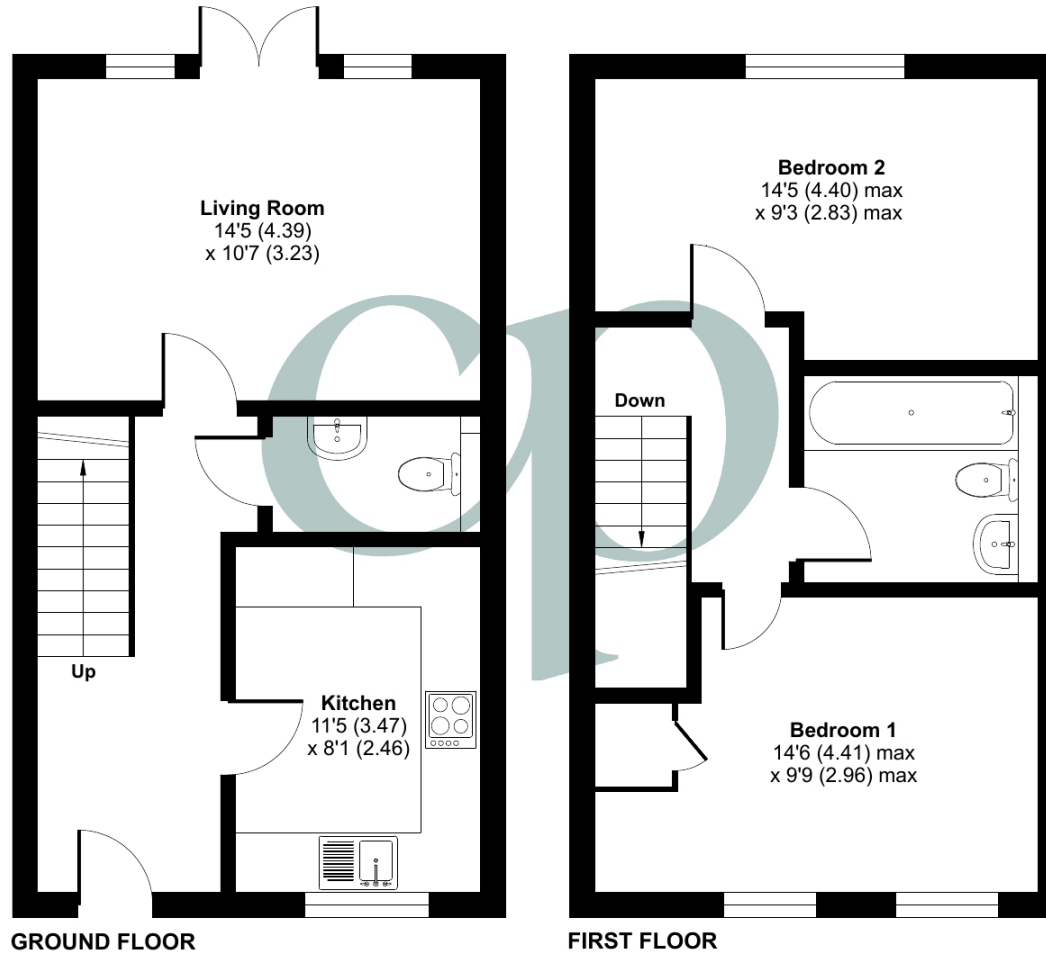
Allocated off road parking, laid to block paving.

Current Council Tax Band: C.
Estate/Management Charge: £144 approx. per annum (TBC).
A one-off payment to the Management Company of approx. £730 (TBC) will be required upon completion of purchase, to include a Certificate of Compliance.



Approximate Area = 784 sq ft / 72.8 sq m

For identification only - Not to scale



| Energy Efficiency Rating | | | Current | Potential |
|---|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | 84 | 97 |
| (92+) | A | | | |
| (81-91) | B | | | |
| (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 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Country Properties. REF: 1270591

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

Country Properties | 3 The Russell Centre, Coniston Road | MK45 1QY

T: 01525 721000 | E: flitwick@country-properties.co.uk

www.country-properties.co.uk

country
properties