



# Station Road

Flitwick,  
Bedfordshire, MK45 1LA

Guide Price **£325,000**

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properties

FOR SALE BY MODERN AUCTION: This chain-free semi detached bungalow with gated driveway and 22ft garage has undergone recent improvement to include a replacement boiler (2024). With marble effect tiled flooring throughout unifying the space, the well presented accommodation includes a living room, fitted kitchen/breakfast room, bay fronted principal bedroom, and second bedroom/optional further reception with spiral staircase leading up to the useful loft area with skylights, power and light. The gardens have been laid to artificial lawn for ease of maintenance. The property is within 0.5 miles of the town centre amenities including mainline rail station (providing a fast and frequent link to St Pancras International in as little as 41 mins). EPC Rating: E.

## GROUND FLOOR

### ENTRANCE HALL

Accessed via part opaque double glazed entrance door. Opaque double glazed windows to either side aspect. Radiator. Floor tiling. Part glazed doors to all rooms.

### LIVING ROOM

Double glazed window to rear aspect. Radiator. Floor tiling. Part glazed door to bedroom 2.

### KITCHEN/BREAKFAST ROOM

opaque double glazed window to rear aspect. Two opaque double glazed windows and door with opaque double glazed leaded light effect insert to side aspect. A range of base and wall mounted units with work surface areas incorporating recessed sink with mixer tap. Built-in oven and hob. Space for washing machine and fridge/freezer. Wall and floor tiling. Radiator.

### BEDROOM 1

Double glazed bay window to front aspect. Radiator. Floor tiling.

### BEDROOM 2

Double glazed window to front aspect. Radiator. Floor tiling. Spiral staircase to loft area.

### BATHROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Bath with mixer tap/shower attachment, close coupled WC and wash hand basin with mixer tap and storage beneath. Wall and floor tiling. Heated towel rail.

## FIRST FLOOR

### LOFT AREA

Two double glazed skylights. Radiator. Cupboard housing gas fired boiler (installed Jan 2024). Eaves storage. Power and light.



## OUTSIDE

### FRONT GARDEN

Mainly laid to artificial lawn. Enclosed by low level walling and hedging. Outside lighting. Gated access.

### REAR GARDEN

Mainly laid to artificial lawn. Outside lighting. Enclosed by fencing.

### GARAGE

Pre-fabricated garage with pitched roof. Metal up and over door. Window and courtesy door to rear aspect. Power and light.

### OFF ROAD PARKING

Gated access to driveway providing off road parking in front of garage.

Current Council Tax Band: C.

## AUCTIONEERS COMMENTS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

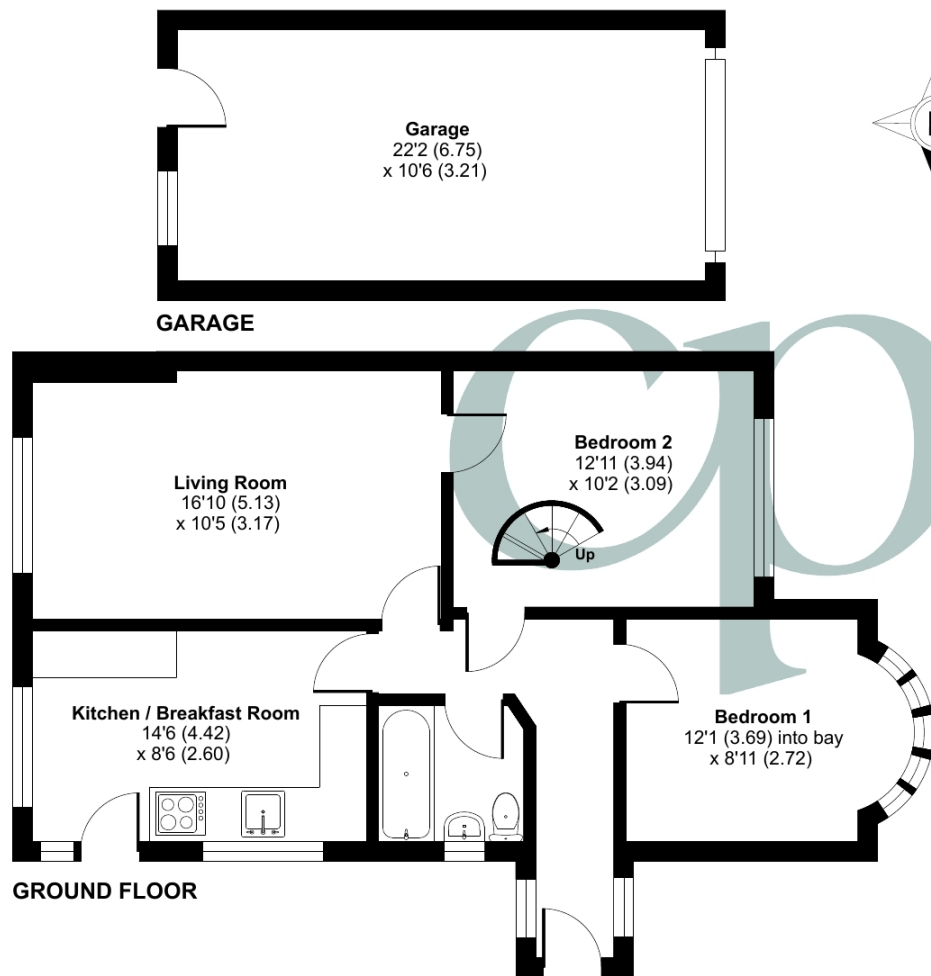
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

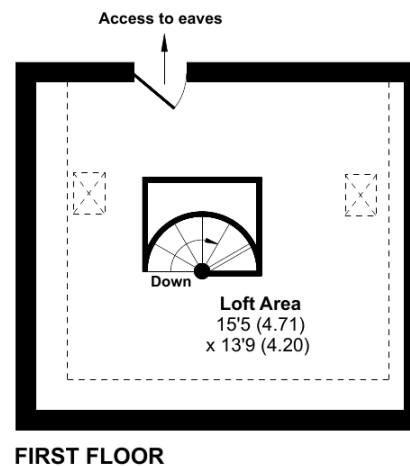
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.





Approximate Area = 831 sq ft / 77.2 sq m  
 Limited Use Area(s) = 45 sq ft / 4.1 sq m  
 Garage = 233 sq ft / 21.6 sq m  
 Total = 1109 sq ft / 102.9 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	<b>80</b>
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	<b>54</b>
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
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). © n̄cheom 2025. Produced for Country Properties. REF: 1303187

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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