



Bluebell Close
Flitwick,
Bedfordshire, MK45 1NS
£330,000

COUNTRY PROPERTIES
PART OF HUNTERS

This well presented mid terrace home features a 24'9" living/dining room and fitted kitchen, each with direct access to the conservatory, whilst there are three bedrooms and a modern bathroom to the first floor. There is an enclosed garden to the rear in addition to a garage in block. The mainline rail station and further town centre amenities are within just 0.5 miles. EPC Rating: C.

GROUND FLOOR

ENTRANCE PORCH

Accessed via part opaque double glazed front entrance door. Opaque double glazed windows to front and side aspects. Part opaque double glazed composite door to:

ENTRANCE HALL

Stairs to first floor landing. Radiator. Engineered wood flooring. Part glazed panelled door to:

LIVING/DINING ROOM

Double glazed window to front aspect. Double glazed French doors to conservatory. Two radiators. Built-in under stairs storage cupboard. Engineered wood flooring. Open access to:

KITCHEN

Double glazed window and part double glazed door to conservatory. A range of base and wall mounted units with work surface areas incorporating sink with mixer tap. Built-in oven, hob and extractor. Space for fridge/freezer and washing machine. Wall and floor tiling. Recessed spotlighting to ceiling.

CONSERVATORY

Of part brick construction with double glazed windows and sliding patio door to rear garden. Power and light. Engineered wood flooring.

FIRST FLOOR

LANDING

Hatch to loft. Built-in storage cupboard. 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. Cupboard housing gas fired boiler.

BEDROOM 3

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

FAMILY BATHROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Bath with mixer tap and wall mounted shower over, close coupled WC and pedestal wash hand basin with mixer tap. Wall and floor tiling. Heated towel rail. Extractor.



OUTSIDE

FRONT GARDEN

Pathway leading to front entrance door. Lawn area. Shrub borders.

REAR GARDEN

Lawn area. Tiered paved areas. Shrub border. Outside light. Enclosed by timber fencing with gated rear access.

GARAGE

Single garage situated in block to rear of property.

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.

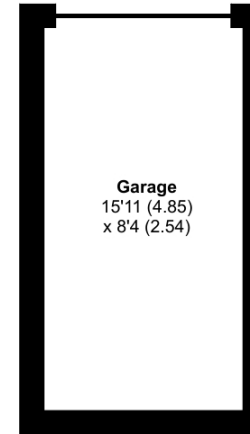
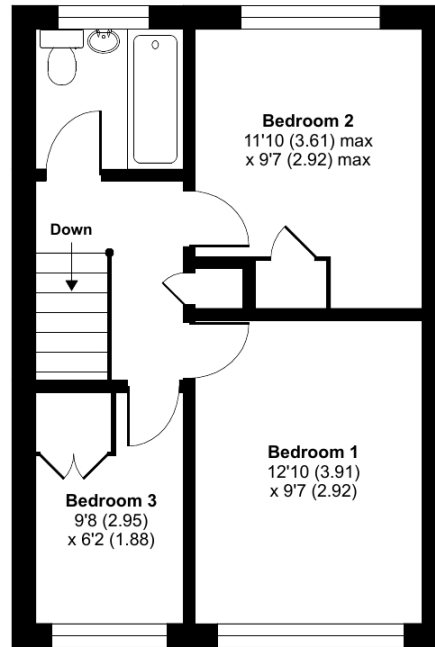
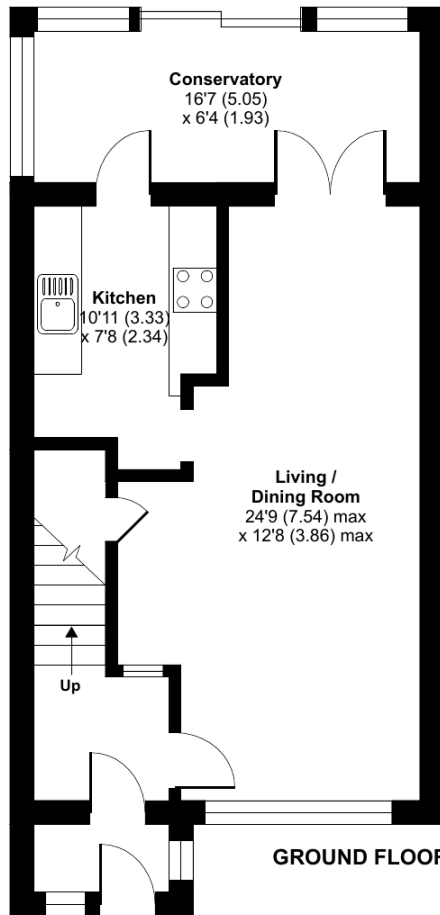
A signed copy of our Supplier List & Referral Fee Disclosure Form.

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



Approximate Area = 1077 sq ft / 100.1 sq m (includes garage)

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		90
(81-91)	B		
(69-80)	C		74
(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 2022. Produced for Country Properties. REF: 880456



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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