



Water Lane

Flitwick,
Bedfordshire , MK45 1LD
£300,000

COUNTRY PROPERTIES
PART OF HUNTERS

Situated within a non-estate location, just 0.5 miles from the mainline rail station and further town centre amenities, this mid terrace cottage is offered for sale with the benefit of no upper chain. The accommodation includes separate receptions, fitted kitchen, ground floor bathroom and two double bedrooms. The rear garden enjoys a south-westerly aspect and the property also has the benefit of allocated parking. EPC Rating: D.

GROUND FLOOR

ENTRANCE

Via front entrance door with opaque glazed inserts to:

LOUNGE

Double glazed sash style window to front aspect. Feature fireplace. Radiator. Door to:

DINING ROOM

Double glazed sash style window to rear aspect. Radiator. Door to stairs to first floor landing. Built-in under stairs storage cupboard. Access to:

KITCHEN

Double glazed window and opaque double glazed door to side aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink and drainer with mixer tap. Tiled splashbacks. Space for cooker, refrigerator and washing machine. Radiator. Door to:

BATHROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Bath with electric shower over, WC and wash hand basin. Tiled splashbacks. Radiator. Recessed spotlighting to ceiling.

FIRST FLOOR

LANDING

Doors to both bedrooms.

BEDROOM 1

Double glazed sash style window to front aspect. Feature fireplace. Radiator. Wood effect flooring.

BEDROOM 2

Double glazed sash style window to rear aspect. Feature fireplace. Radiator. Built-in storage cupboard. Wood effect flooring.

OUTSIDE

FRONT & REAR GARDENS

Gardens to both front and rear, the rear enjoying a south-westerly aspect.



OFF ROAD PARKING

Allocated parking space.

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.

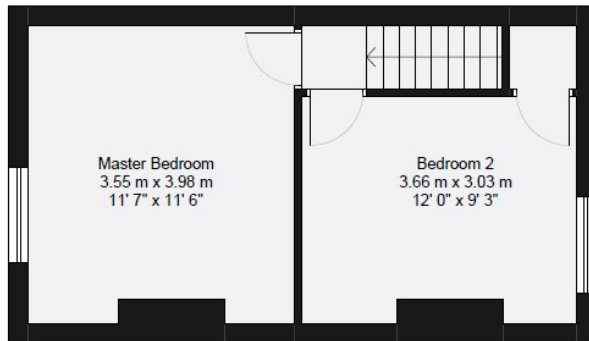
A signed copy of our Supplier List & Referral Fee Disclosure Form.

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

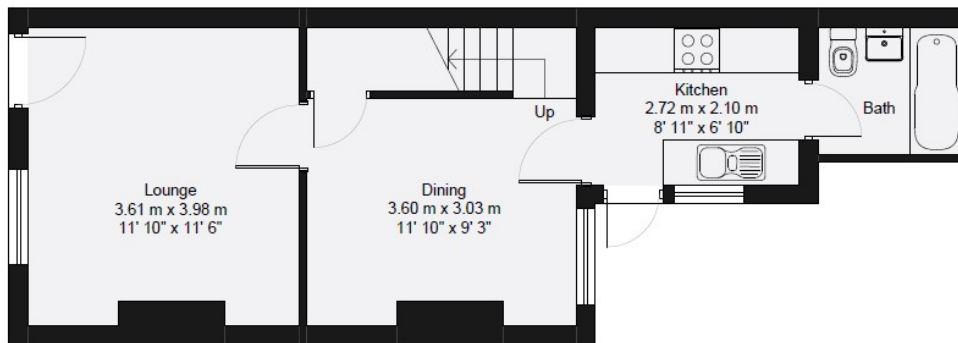
DRAFT DETAILS

Awaiting vendor approval.

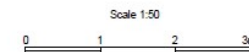
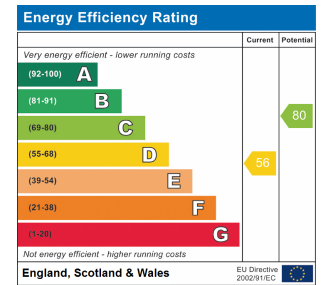




FIRST FLOOR
29.1 m² (313 sqft)



GROUND FLOOR
39.0 m² (419 sqft)



Note: All dimensions and areas are approximate

WATER LANE FLITWICK LTD.

FLOOR PLANS

12 Water Lane, FLITWICK, BEDFORD MK45 1GY

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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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