



Trent Avenue

Flitwick,
Bedfordshire, MK45 1SH

Offers Over **£375,000**

country
properties

Set within the popular 'Rivers' area of town, this semi detached home with adjacent garage and driveway offers well presented accommodation including a living room, fitted kitchen/dining room and conservatory, which creates a further space to relax or dine. There are three bedrooms to the first floor, along with a family bathroom. The enclosed rear garden enjoys a south-easterly aspect and features a decked seating area plus lawn with shrub borders. The town centre amenities (including mainline rail station) are within just 0.6 miles on foot. EPC Rating: C.

GROUND FLOOR

ENTRANCE PORCH

Accessed via front entrance door with opaque double glazed insert. Radiator. Wood effect flooring. Hatch to roof void. Multi pane opaque glazed door to:

LIVING ROOM

Double glazed bow window to front aspect. Stairs to first floor landing with built-in storage cupboard beneath. Radiator. Wood effect flooring. Multi pane opaque glazed door to:

KITCHEN/DINING ROOM

Double glazed window and French doors to conservatory. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink and drainer with mixer tap. Built-in double oven and ceramic hob with extractor over. Space for washing machine and American style fridge/freezer. Built-in storage cupboard. Floor tiling. Radiator.

CONSERVATORY

Of part brick construction with double glazed windows and French doors to rear garden. Radiator. Floor tiling.

FIRST FLOOR

LANDING

Hatch to part boarded loft with ladder and light. Built-in cupboard housing gas fired boiler. Radiator. Access to all bedrooms and family bathroom.

BEDROOM 1

Double glazed window to front aspect. Feature wall panelling. Built-in wardrobes. Radiator.

BEDROOM 2

Double glazed window to rear aspect. Radiator.

BEDROOM 3

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



FAMILY BATHROOM

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

OUTSIDE

FRONT GARDEN

Laid to lawn. Pathway leading to front entrance door and gated side access.

REAR GARDEN

South-easterly aspect. Raised decked terrace. Remainder mainly laid to lawn with shrub borders. Garden shed. Enclosed by timber fencing with gated side access.

GARAGE

Up and over door. Part opaque double glazed courtesy door to side aspect leading to garden. Power and light. Eaves storage.

OFF ROAD PARKING

Driveway providing off road parking and access to garage.

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).

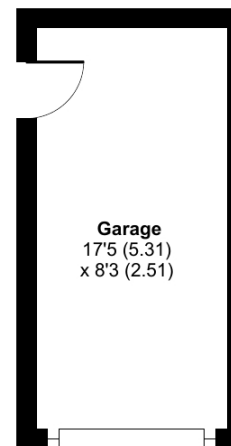
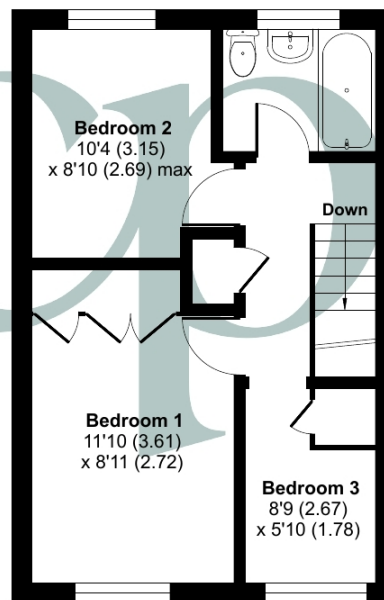
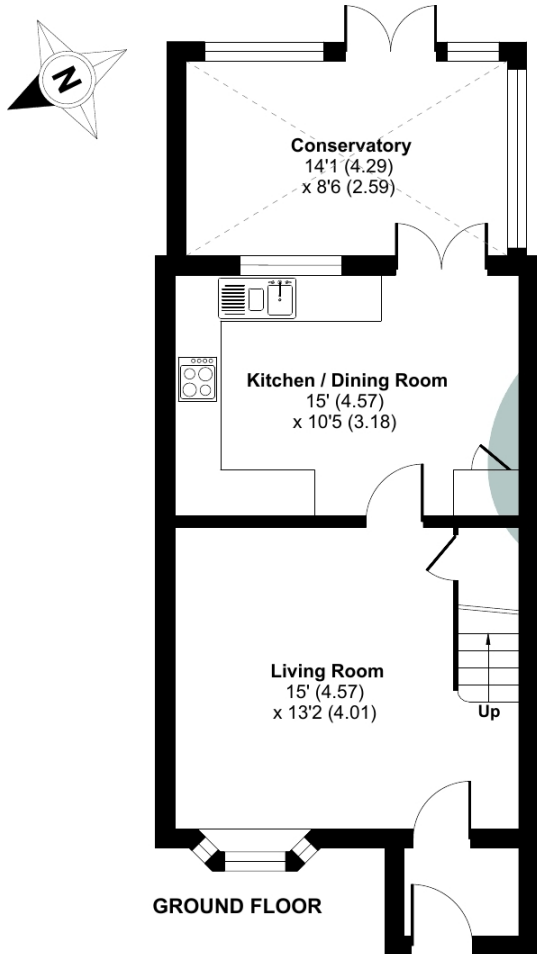
ID: A copy of a passport and driving licence for each purchaser are ideal, if both of these are not available, one can be substituted for a recent utility bill/bank statement.

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 = 883 sq ft / 82 sq m
 Garage = 146 sq ft / 13.5 sq m
 Total = 1029 sq ft / 95.5 sq m
 For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C	75	
(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: 1180106

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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