



**Kings Road**  
Flitwick,  
Bedfordshire, MK45 1ED  
Guide Price £350,000

**COUNTRY PROPERTIES**  
PART OF HUNTERS

This traditional style bay fronted semi detached home is set within a non-estate location, just 0.2 miles from the mainline rail station and further town centre amenities. The accommodation includes a 25'6" (max) dual aspect living/dining room with feature fireplace, fitted kitchen/breakfast room, ground floor bathroom and three bedrooms. The property further benefits from off road parking to rear, no upper chain and solar panels (currently under a lease agreement). EPC Rating: D.

## GROUND FLOOR

### ENTRANCE HALL

Accessed via recessed open porch and part glazed wooden entrance door. Stairs to first floor landing. Traditional column style radiator. Tiled floor. Door to:

### LIVING/DINING ROOM

Dual aspect via walk-in bay with double glazed sash style windows to front and double glazed French doors to rear. Feature fireplace. Two traditional column style radiators. Engineered wood flooring. Door to:

### KITCHEN/BREAKFAST ROOM

Two double glazed windows to side aspect. A range of base and wall mounted units with butchers block style work surface areas incorporating 1½ bowl stainless steel sink and drainer with mixer tap. Tiled splashbacks. Built-in oven, hob and extractor. Space for fridge/freezer, washing machine and dishwasher. Wall mounted gas fired boiler. Built-in under stairs storage cupboard. Recessed spotlighting to ceiling. Tiled floor. Door to:

### BATHROOM

Opaque double glazed windows to side and rear aspects. Three piece suite comprising: Bath with wall mounted shower over, close coupled WC and pedestal wash hand basin with mixer tap. Part tiled walls. Extractor. Recessed spotlighting to ceiling. Traditional style heated towel rail/radiator.

## FIRST FLOOR

### LANDING

Built-in cupboard. Doors to all bedrooms.

### BEDROOM 1

Two double glazed sash style windows to front aspect. Radiator.

### BEDROOM 2

Double glazed sash style window to rear aspect. Radiator. Painted floorboards.

### BEDROOM 3

Double glazed sash style window to rear aspect. Radiator.



## OUTSIDE

### FRONT GARDEN

Tiled pathway leading to front entrance door. Laid to decorative pebbles. Part enclosed by low level walling. Paved pathway leading to gated side access.

### REAR GARDEN

Gravelled area with steps leading up to gravelled pathway to gated rear access/parking. Artificial lawn. Paved patio area. Raised shrub bed with sleeper style border. Outside light. Enclosed by fencing.

### OFF ROAD PARKING

Block paved off road parking for one vehicle at rear of property, accessed via Princess Close.

### AGENTS NOTE

The property has the benefit of solar panels, which are currently under a lease agreement (further details available upon request).

Current Council Tax Band: D.

## 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.

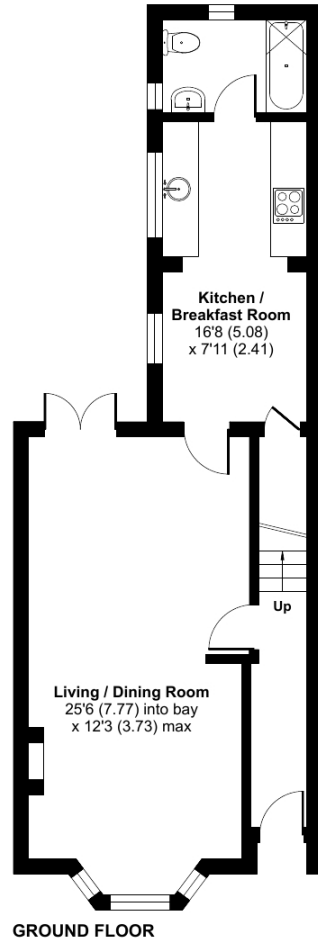
A signed copy of our Supplier List & Referral Fee Disclosure Form.

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

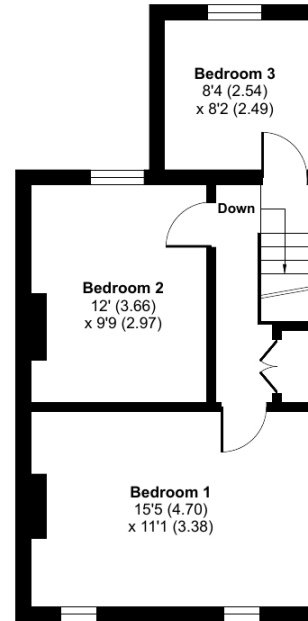


Approximate Area = 991 sq ft / 92 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>	61	
(39-54)	<b>E</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 Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 998670



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

