



Townfield Road
Flitwick,
Bedfordshire, MK45 1JF
£310,000

COUNTRY PROPERTIES
PART OF HUNTERS

This extended semi detached home features a bay fronted living room and 22ft attractive fitted kitchen/dining room with French doors to rear. There is a modern bathroom on the ground floor plus three first floor bedrooms. The enclosed rear garden enjoys a south-westerly aspect and off road parking is provided via the block paved frontage and garage. The property is situated within just 0.6 miles of the mainline rail station and further town centre amenities.

EPC Rating: D.

GROUND FLOOR

ENTRANCE HALL

Accessed via part opaque glazed entrance door with canopy over. Opaque double glazed window to side aspect. Wood effect flooring. Radiator. Stairs to first floor landing. Doors to kitchen/dining room, family bathroom and to:

LIVING ROOM

Walk-in bay with double glazed window to front aspect. Wood effect flooring. Radiator. Recessed spotlighting to ceiling.

KITCHEN/DINING ROOM

Dual aspect via double glazed window to side and double glazed French doors to rear. A range of base units with wooden work surface areas and matching upstands, incorporating Butler style sink with mixer tap. Tiled splashbacks. Space for electric oven (with extractor over), fridge/freezer, dishwasher and washing machine. Wall mounted gas fired boiler. Two radiators. Tiled floor. Built-in under stairs storage cupboard.

FAMILY BATHROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Bath with shower over, WC with concealed cistern and wall mounted wash hand basin with mixer tap. Tiled splashbacks. Tiled floor. Recessed spotlighting to ceiling.

FIRST FLOOR

LANDING

Hatch to loft. Doors to all bedrooms.

BEDROOM 1

Two double glazed windows to front aspect. Radiator.

BEDROOM 2

Double glazed window to rear aspect. Useful open storage/wardrobe providing hanging rails, drawers and shelving. Radiator.

BEDROOM 3

Double glazed window to rear aspect. Radiator.



OUTSIDE

REAR GARDEN

South-westerly aspect. Immediately to the rear of the property is a decked seating area leading to lawn. Raised beds. Greenhouse. Garden shed. Enclosed by timber fencing with gated side access.

GARAGE

Up and over door. Personal door and window to side aspect.

OFF ROAD PARKING

Block paved frontage providing off road parking, with driveway to side leading to garage. Mature hedge border.

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.

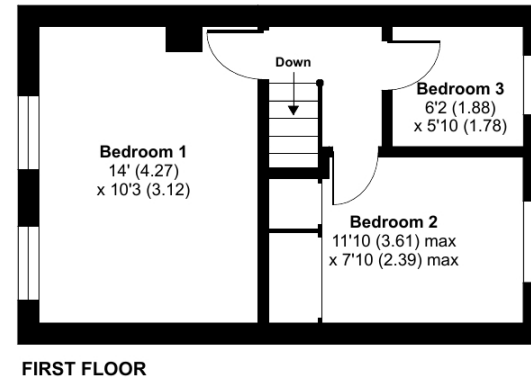
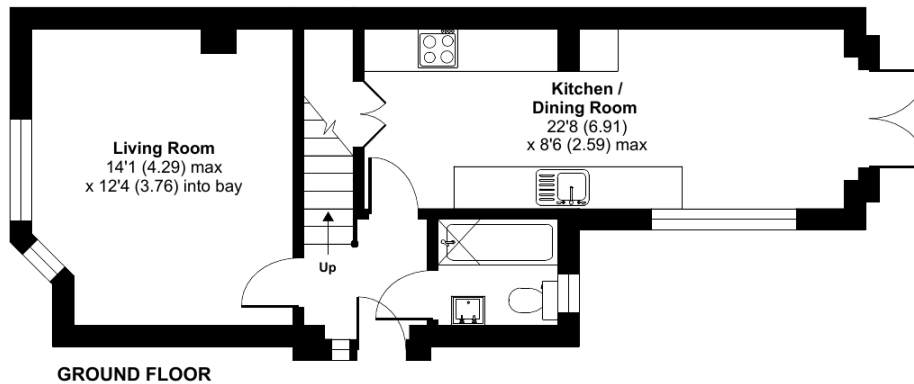
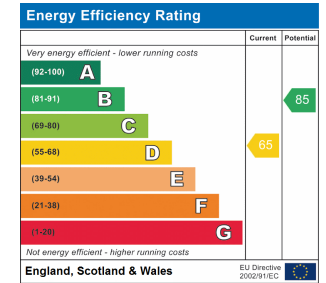
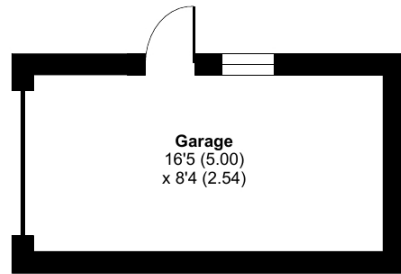


Approximate Area = 780 sq ft / 72.4 sq m

Garage = 137 sq ft / 12.7 sq m

Total = 917 sq ft / 85.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 937377



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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