



James Place

Flitwick,
Bedfordshire, MK45 1GW
Offers Over £400,000

COUNTRY PROPERTIES
PART OF HUNTERS



Convenient for the mainline rail station and further town centre amenities (approx. 0.2 miles), this semi detached townhouse offers beautifully presented accommodation over three floors. Entering through a spacious hallway, the dual aspect living/dining room leads directly to the rear garden via French doors, perfect for entertaining. There is a modern fitted kitchen with a range of integrated appliances (as stated) and guest cloakroom/WC. The principal bedroom suite is located on the first floor and features a dressing area and wetroom, there is also a further bedroom/study on this floor. The two remaining double bedrooms are located on the second floor, along with a family bathroom. The enclosed rear garden enjoys a south-westerly aspect and block paved parking is provided at the front of the property. EPC Rating: B.

GROUND FLOOR

ENTRANCE HALL

Accessed via front entrance door with opaque double glazed leaded light effect inserts and canopy porch over. Stairs to first floor landing. Wood effect flooring. Wall mounted fuse box. Radiator. Doors to living/dining room, cloakroom/WC and to:

KITCHEN

Double glazed window to front aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink and drainer with mixer tap, and ceramic hob with extractor over. Built-in electric double oven. Integrated dishwasher and fridge/freezer. Space for washing machine. Cupboard housing gas fired boiler. Wood effect flooring. Recessed spotlighting to ceiling. Kickboard electric heater.

LIVING/DINING ROOM

Dual aspect via double glazed French doors with matching sidelights to rear and double glazed window to side. Two radiators. Built-in under stairs storage cupboard. Wood effect flooring.

CLOAKROOM/WC

Opaque double glazed window to side aspect. Two piece suite comprising: Close coupled WC and pedestal wash hand basin with mixer tap and tiled splashback. Radiator. Wood effect flooring. Extractor.

FIRST FLOOR

LANDING

Radiator. Stairs to second floor landing. Doors to bedroom 1 and bedroom 4/study.

BEDROOM 1

Dual aspect via two double glazed windows to rear and double glazed window to side. Radiator. Open access to:

DRESSING AREA

Door to:

EN-SUITE WETROOM

Opaque double glazed window to front aspect. Shower area with wall mounted shower unit. Close coupled WC. Pedestal wash hand basin with mixer tap. Wall and floor tiling. Heated towel rail. Recessed spotlighting to ceiling. Extractor.

BEDROOM 4/STUDY

Double glazed window to front aspect. Radiator.

SECOND FLOOR

LANDING

Hatch to loft. Doors to bedrooms 2, 3 and family bathroom.

BEDROOM 2

Two double glazed windows to front aspect. Radiator.

BEDROOM 3

Two double glazed windows to rear aspect. Radiator.

FAMILY BATHROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Bath with mixer tap/shower attachment, close coupled WC and pedestal wash hand basin with mixer tap. Wall tiling. Heated towel rail. Recessed spotlighting to ceiling. Extractor. Wood effect flooring.



OUTSIDE

REAR GARDEN

38 x 17' widening to 28' (11.58m x 5.18m widening to 8.53m) South-westerly aspect. Immediately to the rear of the property is a paved patio area leading to lawn, with surrounding borders laid to decorative chippings with inset paving, leading to a further paved patio seating area. Enclosed by timber fencing and brick walling with gated side access.

OFF ROAD PARKING

Block paved frontage providing off road parking. Paved pathway leading to front entrance door with small lawn area to either side. Paved pathway leading to gated side access to rear garden.

Current Council Tax Band: D.

Estate/Management Charge: £200 per annum (TBC) increasing to £360 per annum (TBC) once the road is completed.

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.

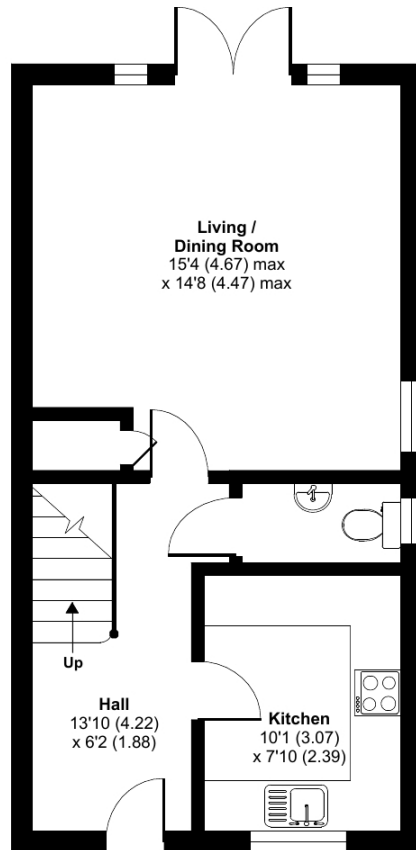
A signed copy of our Supplier List & Referral Fee Disclosure Form.

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

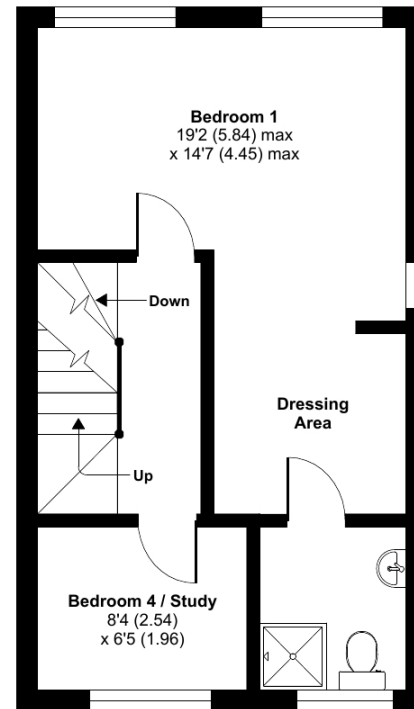


Approximate Area = 1207 sq ft / 112.1 sq m

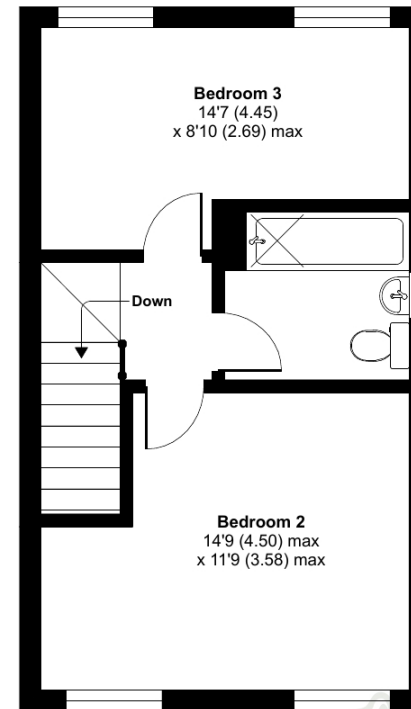
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		95
(81-91)	B	85	
(69-80)	C		
(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 2023. Produced for Country Properties. REF: 986560



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

