



**Williams Way**  
Flitwick,  
Bedfordshire, MK45 1XD  
**£285,000**

country  
properties



This chain-free two bedroom terraced home has undergone extensive refurbishment to include a newly fitted kitchen and bathroom (including new flooring), new boiler, new carpets to both bedrooms, stairs and landing, replacement double glazed windows and exterior doors, and redecoration throughout. There is an enclosed garden to the rear and allocated parking for two vehicles, in addition to a garage in block. Ready to move in, this lovely home would make a great first step on the property ladder or buy to let investment with a potential rental income of approx. £1,100 pcm. EPC Rating: C.

## GROUND FLOOR

### ENTRANCE PORCH

Accessed via entrance door with opaque double glazed inserts. Opaque double glazed window to front aspect. Wood effect flooring. Electric consumer unit. Door to:

### LIVING ROOM

Double glazed window to front aspect. Radiator. Wood effect flooring. Stairs to first floor landing. Door to:

### KITCHEN/DINING ROOM

Double glazed window and part double glazed door to rear aspect. Newly fitted with a range of base and wall mounted units with work surface areas incorporating stainless steel sink and drainer with mixer tap. Built-in electric oven and gas hob with extractor over. Space for washing machine and fridge/freezer. Gas fired boiler. Wood effect flooring.

## FIRST FLOOR

### LANDING

Hatch to loft. Built-in cupboard. Doors to both bedrooms and bathroom.

### BEDROOM 1

Double glazed window to front aspect. Built-in double wardrobe plus additional storage cupboard. Radiator.

### BEDROOM 2

Double glazed window to rear aspect. Radiator.

### BATHROOM

Opaque double glazed window to rear aspect. Newly fitted three piece suite comprising: Bath with mixer tap and shower over, close coupled WC and wash hand basin with mixer tap and storage beneath. Heated towel rail. Wood effect flooring.





## OUTSIDE

### FRONT GARDEN

Pathway leading to entrance door. Lawn area. Gravelled border.

### REAR GARDEN

Immediately to the rear of the property is a paved patio seating area leading to lawn. Enclosed by timber fencing with gated rear access.

### GARAGE

Single garage situated in nearby block.

### OFF ROAD PARKING

Allocated off road parking for two vehicles, one space immediately to the front of the property and another opposite.

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.

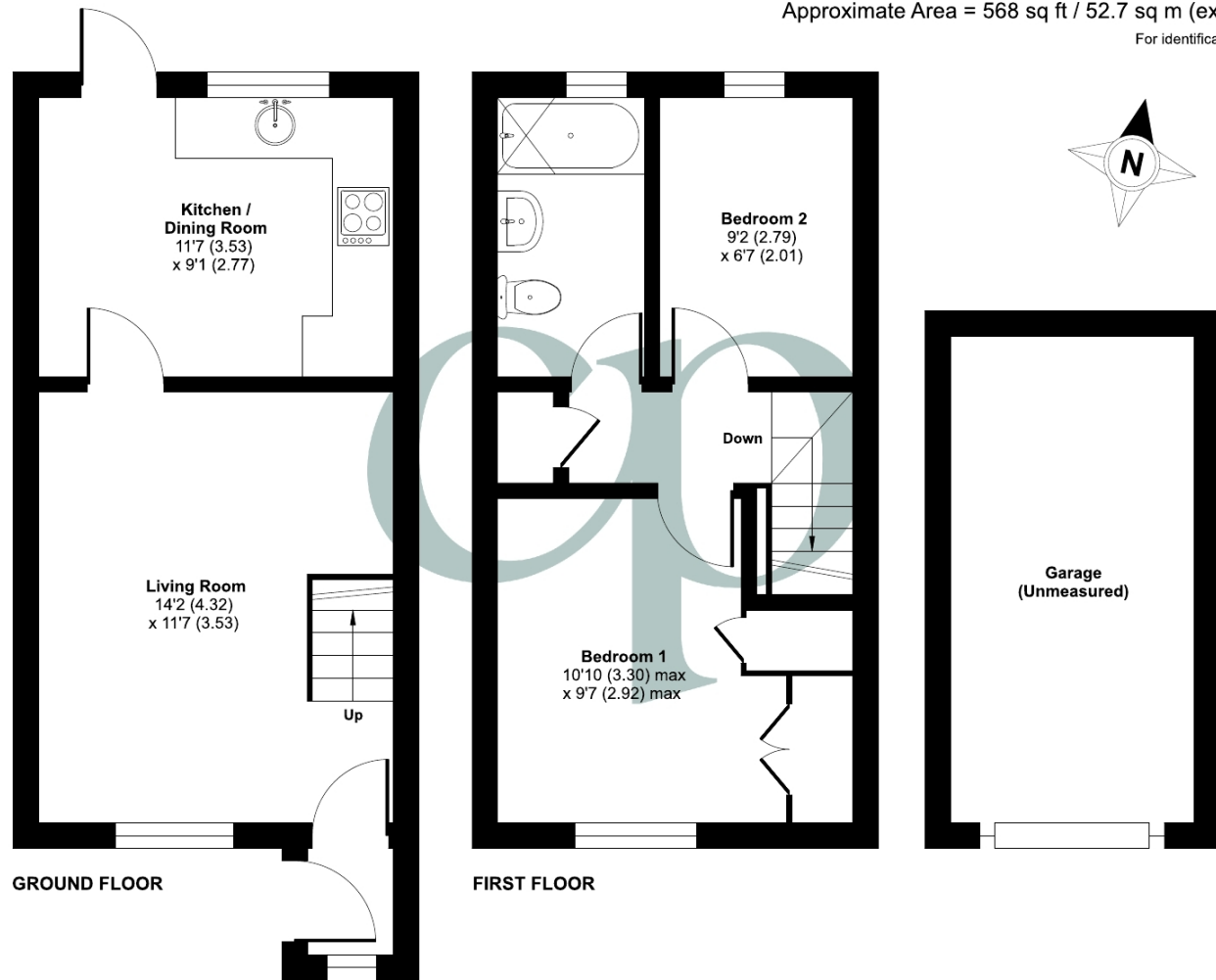
A signed copy of our Supplier List & Referral Fee Disclosure Form.

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



Approximate Area = 568 sq ft / 52.7 sq m (excludes garage)

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		90
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	
(55-68)	<b>D</b>		
(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 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Country Properties. REF: 1204518

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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