



Williams Way

Flitwick,
Bedfordshire, MK45 1XD
£250,000

COUNTRY PROPERTIES
PART OF HUNTERS

This modern terraced home has the benefit of a garage, parking and enclosed garden with southerly aspect. The well presented accommodation includes a living room, attractive fitted kitchen/breakfast room, two double bedrooms and stylish first floor bathroom. The property is situated within approx. 1 mile of the mainline rail station which provides a direct service to St Pancras International in approx. 45 mins. EPC Rating: C.

GROUND FLOOR

ENTRANCE PORCH

Accessed via composite front entrance door with opaque double glazed inserts. Double glazed window to side aspect. Wall mounted electric heater. Coving to ceiling. Door to:

LIVING ROOM

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

KITCHEN/BREAKFAST ROOM

Double glazed window and part glazed door to rear aspect. A range of base and wall mounted units with work surface areas incorporating stainless steel sink and drainer with mixer tap. Tiled splashbacks. Built-in oven and hob with extractor over. Integrated dishwasher. Space and plumbing for washing machine. Space for upright fridge/freezer. Cupboard housing gas fired boiler. Radiator. Breakfast bar. Built-in under stairs storage cupboard.

FIRST FLOOR

LANDING

Loft access. Doors to both bedrooms and bathroom.

BEDROOM 1

Double glazed window to front aspect. Radiator. Coving to ceiling.

BEDROOM 2

Two double glazed windows to rear aspect. Radiator.

BATHROOM

Three piece suite comprising: Panelled bath with mixer tap and shower attachment, close coupled WC and pedestal wash hand basin with mixer tap. Wall and floor tiling. Heated towel rail. Extractor.

OUTSIDE

FRONT GARDEN

Mainly laid to block paving with shrub border.

REAR GARDEN

Southerly aspect. Immediately to the rear of the property is a timber decked area leading to lawn. Cold water tap. Enclosed by fencing. Rear gate to shared access leading to garage.

GARAGE

Situated in block. Of brick construction with pitched, tiled roof. Eaves storage. Power and light.



OFF ROAD PARKING

Off road parking for one vehicle in front of garage. Additional non-allocated parking is available around the central green on a first come - first served basis.

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.

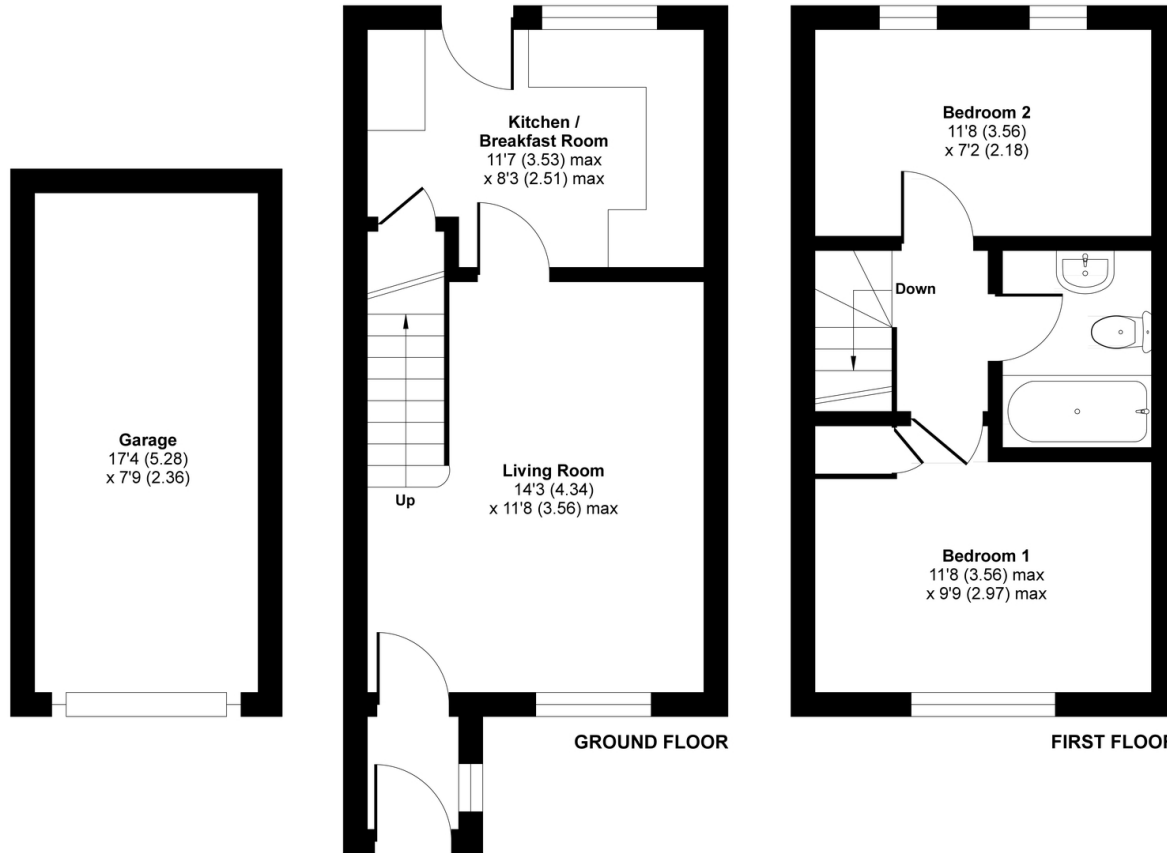
We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.





Approximate Area = 685 sq ft / 63.6 sq m (includes garage)

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		89
(81 to 91)	B		
(69 to 80)	C	74	
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Country Properties. REF: 672780



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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