



Dunstable Close

Flitwick,
Bedfordshire, MK45 1JN
£270,000

country
properties

With the rare benefit of an adjacent garage, this chain-free two bedroom end-terrace home is set within the heart of the town centre, minutes from Millenium Park, the mainline rail station and further amenities (0.2 miles). The accommodation includes a living room, fitted kitchen, two double bedrooms (the principal with fitted wardrobes) and first floor bathroom. There is an enclosed garden to the rear which enjoys a southerly aspect. In our opinion, the property would make a great first time buy or buy to let investment. Having scope to improve, the property has a potential rental income in the region of £1,000 pcm. EPC Rating: D.

GROUND FLOOR

ENTRANCE PORCH

Accessed via composite front entrance door with opaque double glazed insert and sidelight. Opaque double glazed windows to either side aspect. Multi pane opaque glazed door to:

LIVING ROOM

Double glazed window to front aspect. Radiator. Open tread staircase to first floor landing. Door to:

KITCHEN

Double glazed window and opaque double 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. Space for cooker, washing machine and fridge/freezer. Built-in storage cupboard.

FIRST FLOOR

LANDING

Hatch to loft. Doors to both bedrooms.

BEDROOM 1

Double glazed window to front aspect. Fitted wardrobes with mirrored sliding doors. Radiator.

BEDROOM 2

Double glazed window to rear aspect. Radiator.

BATHROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Bath with mixer tap/shower attachment, close coupled WC and wash hand basin with mixer tap. Fitted storage. Wall tiling. Radiator.

OUTSIDE

FRONT GARDEN

Laid to lawn with pathway leading to front entrance door.

REAR GARDEN

Laid to lawn and paving. Garden shed. Enclosed by fencing with gated side access.



GARAGE

Single garage adjacent to the property.

Current Council Tax Band: B.

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.

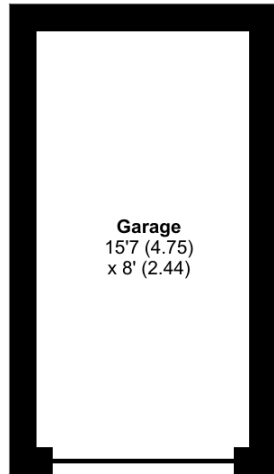


Approximate Area = 669 sq ft / 62.1 sq m

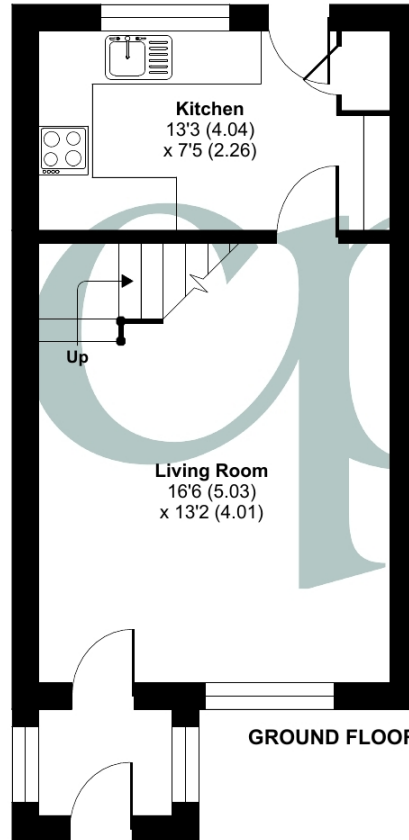
Garage = 125 sq ft / 11.6 sq m

Total = 794 sq ft / 73.7 sq m

For identification only - Not to scale

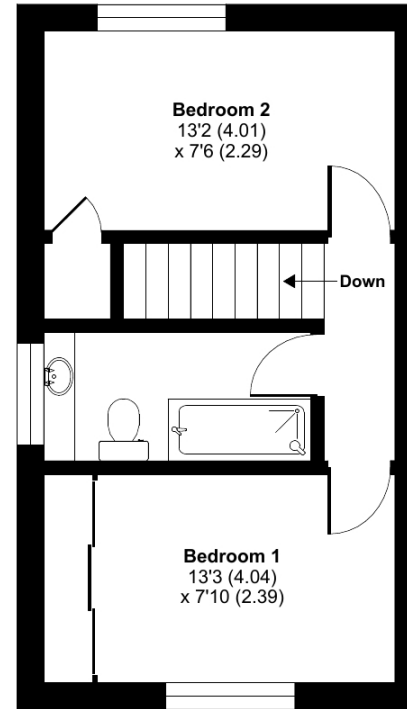


Garage
15'7 (4.75)
x 8' (2.44)



Living Room
16'6 (5.03)
x 13'2 (4.01)

GROUND FLOOR



Bedroom 2
13'2 (4.01)
x 7'6 (2.29)

Bedroom 1
13'3 (4.04)
x 7'10 (2.39)

FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C	68	
(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 2024. Produced for Country Properties. REF: 1164196

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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