



Church Road
Westoning,
Bedfordshire, MK45 5JL
Offers Over £230,000

COUNTRY PROPERTIES
PART OF HUNTERS

With scope to improve, this mid terrace cottage is situated within a sought after village location and offered for sale with the benefit of no upper chain. The accommodation includes an open plan living/dining room, fitted kitchen, ground floor bathroom and two bedrooms.

There is an enclosed garden to the rear. The village offers a range of amenities, whilst commuters are well served by road and rail links with the M1 (J12) and mainline rail stations at both Flitwick and Harlington all being within 2 miles. EPC Rating: C.

GROUND FLOOR

ENTRANCE

Via front entrance door with opaque glazed fanlight to:

LIVING ROOM

Double glazed window to front aspect. Feature fireplace housing gas fire. Radiator. Wood effect flooring. Recessed spotlighting to ceiling. Open access to:

DINING AREA

Radiator. Wood effect flooring. Recessed spotlighting to ceiling. Stairs to first floor landing. Door to bathroom. Multi pane glazed door to:

KITCHEN

Double glazed door and window to rear aspect. A range of base and wall mounted units with work surface areas incorporating circular sink and drainer with mixer tap. Built-in oven, hob and extractor. Wall mounted gas fired boiler. Radiator. Recessed spotlighting to ceiling. Wall and floor tiling.

BATHROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Bath with mixer tap/shower attachment, close coupled WC and pedestal wash hand basin with mixer tap. Wall and floor tiling. Heated towel rail. Built-in cupboard with plumbing for washing machine. Recessed spotlighting to ceiling.

FIRST FLOOR

LANDING

Doors to both bedrooms.

BEDROOM 1

Double glazed window to front aspect. Radiator.

BEDROOM 2

Double glazed window to rear aspect. Radiator. Built-in over stairs storage cupboard. Hatch to loft.

OUTSIDE

FRONT GARDEN

Pathway leading to front entrance door. Various shrubs. Enclosed by walling.



REAR GARDEN

Paved patio area. Remainder mainly laid to gravel. Raised flower beds. Various shrubs. Cold water tap. Enclosed by fencing. Right of way access.

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.

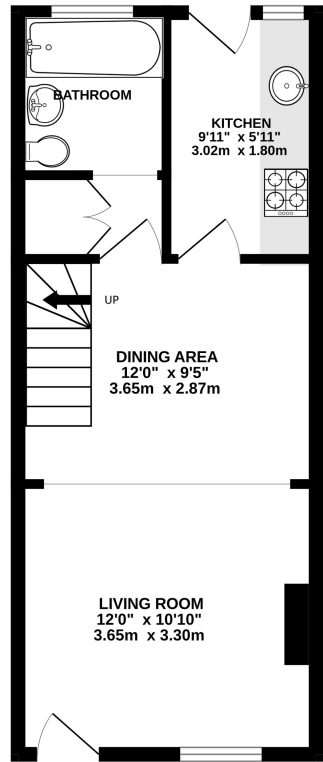
Details of the solicitor/conveyancer acting for you in your purchase.

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

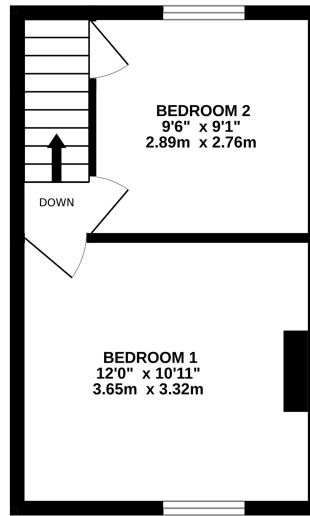
We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
			EU Directive 2002/91/EC
			88
			70

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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