St Albans Close

Flitwick,
Bedfordshire, MK45 1UA
£260,000

COUNTRY PROPERTIES
PART OF HUNTERS

Tucked away within a cul-de-sac location, approx. 0.6 miles from the mainline rail station, this well presented home features a living room with French doors to conservatory addition (creating wonderful entertaining space), fitted kitchen/dining room, two bedrooms and first floor bathroom. The enclosed rear garden is mainly laid to artificial lawn for ease of maintenance and off road parking is provide via the adjacent garage and driveway. EPC Rating: D.

GROUND FLOOR

ENTRANCE PORCH

Accessed via front entrance door with opaque glazed fanlight. Window to side aspect. Wood panelling to walls and ceiling. Door to:

LIVING ROOM

Radiator. Television point. Stairs to first floor landing with built-in storage cupboard beneath. Door to kitchen/dining room. Double glazed French doors to:

CONSERVATORY

Of part brick construction with double glazed windows and French doors to garden. Radiator. Power and light.

KITCHEN/DINING ROOM

Double glazed windows to either side aspect. A range of base and wall mounted units with work surface areas incorporating sink with mixer tap. Tiled splashbacks. Space for cooker (with extractor above) and fridge/freezer. Space and plumbing for automatic washing machine and slimline dishwasher. Cupboard housing gas fired boiler. Radiator. Opaque double glazed external door.

FIRST FLOOR

LANDING

Double glazed window to side aspect. Radiator. Built-in cupboard housing water tank. Doors to both bedrooms and bathroom.

BEDROOM 1

Double glazed windows to front and side aspects. Radiator.

BEDROOM 2

Two double glazed windows to rear aspect. Built-in storage cupboard. Radiator.

BATHROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Bath with wall mounted shower unit over, close coupled WC and pedestal wash hand basin. Wall tiling. Radiator.

OUTSIDE

REAR GARDEN

Immediately to the rear of the property is a paved patio area leading to artificial lawn. Cold water tap. Enclosed by fencing and walling. Gated side access.

GARAGE

Brick-built garage with pitched and tiled roof. Metal up and over door. Power and light.

OFF ROAD PARKING

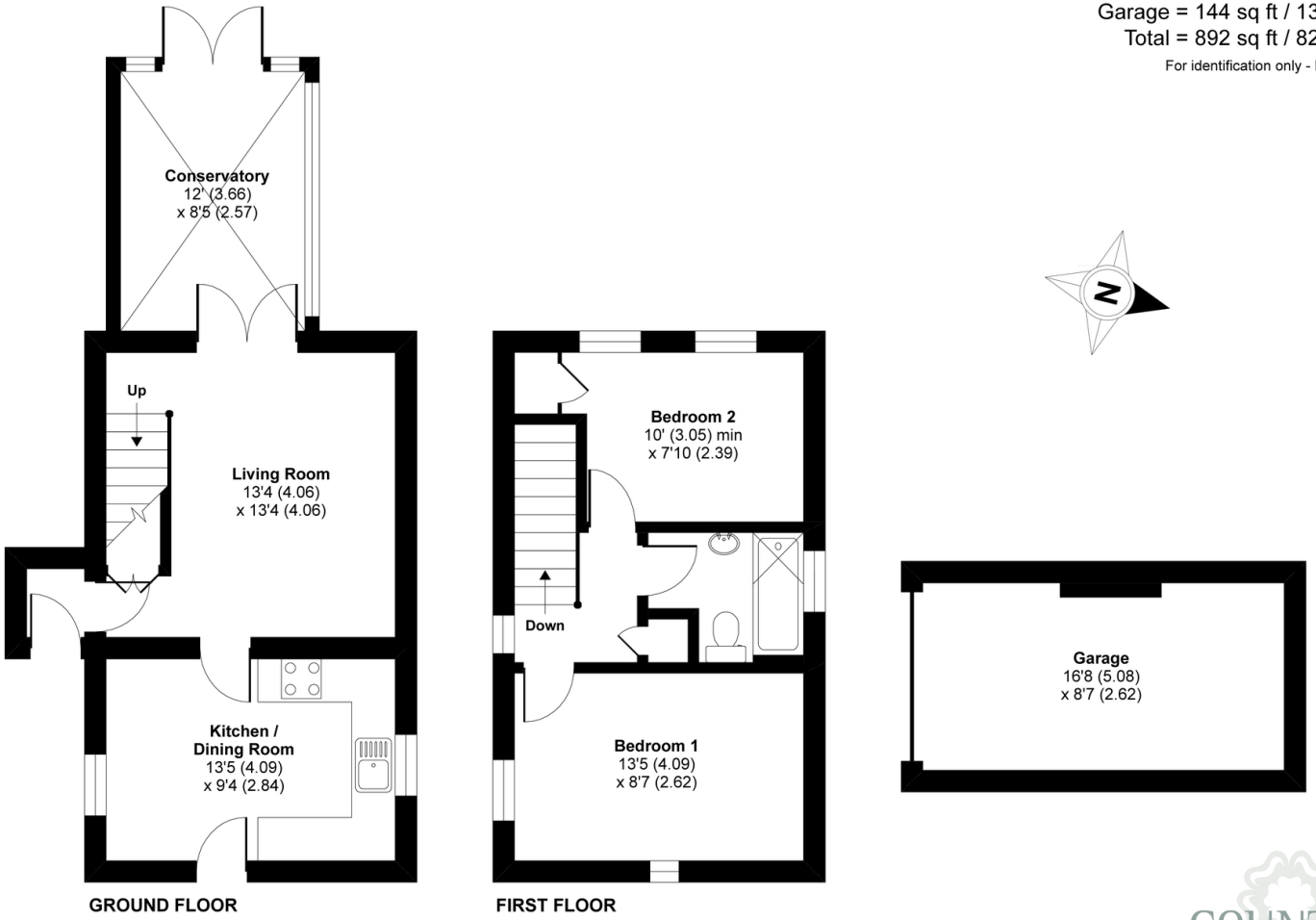
Driveway providing off road parking for one vehicle and access to garage.

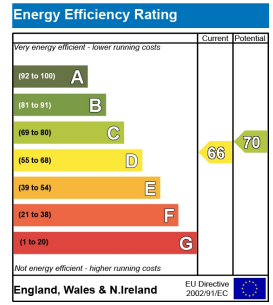
Current Council Tax Band: C.

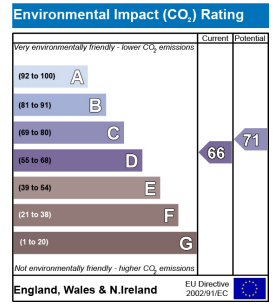
WHAT'S THE NEXT STEP TO PURCHASE THIS PROPERTY?

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 drivers 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 = 748 sq ft / 69.5 sq m
Garage = 144 sq ft / 13.4 sq m
Total = 892 sq ft / 82.9 sq m
For identification only - Not to scale







Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2020. Produced for Country Properties. REF: 656348

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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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