



Lyall Close

Flitwick,
Bedfordshire, MK45 1JB

Guide Price **£250,000**

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properties

****CASH BUYERS ONLY**** Set at the end of a cul-de-sac, this semi detached home offers potential for improvement. The accommodation includes a living room with feature fireplace surround, extended kitchen/dining room and ground floor shower room. To the first floor, the principal bedroom features a range of fitted wardrobes to one wall, along with two further bedrooms (one with open access from the landing and fixed staircase to the loft area which offers scope for conversion – subject to building regulations). There is a good-sized garden to the rear and parking is provided via the adjacent garage and driveway. The property is within 0.5 miles of the town centre amenities, including mainline rail station. EPC Rating: D.

GROUND FLOOR

ENTRANCE PORCH

Accessed via opaque glazed side entrance door. Opaque glazed windows to front, side and rear aspects. Door with opaque glazed insert and sidelight to:

ENTRANCE HALL

Stairs to first floor landing. Doors to kitchen/dining room, shower room and to:

LIVING ROOM

Bow window to front aspect. Feature fireplace surround.

KITCHEN/DINING ROOM

Double glazed windows to side and rear aspects. Part glazed door to side aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink and drainer with mixer tap. Space for cooker and washing machine. Wall mounted gas fired boiler. Built-in under stairs storage cupboard. Radiator.

SHOWER ROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Shower cubicle, close coupled WC and wash hand basin with storage cabinet beneath. Wall tiling. Heated towel rail.

FIRST FLOOR

LANDING

Doors to bedrooms 1 and 3. Open access to bedroom 2.

BEDROOM 1

Two double glazed windows to front aspect. A range of fitted wardrobes to one wall.

BEDROOM 2

Double glazed window to rear aspect. Wall mounted electric heater. Fixed staircase to loft area.

BEDROOM 3

Double glazed window to rear aspect.



LOFT AREA

Power and light.

OUTSIDE

FRONT GARDEN

Gravelled area. Part enclosed by fencing.

REAR GARDEN

Immediately to the rear of the property is a paved patio area with paved pathway extending through the part lawned garden. Mature trees and shrubs. Enclosed by fencing with gated side access.

GARAGE

Up and over door. Courtesy door to side aspect. Window to rear aspect.

OFF ROAD PARKING

Driveway providing off road parking 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 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.

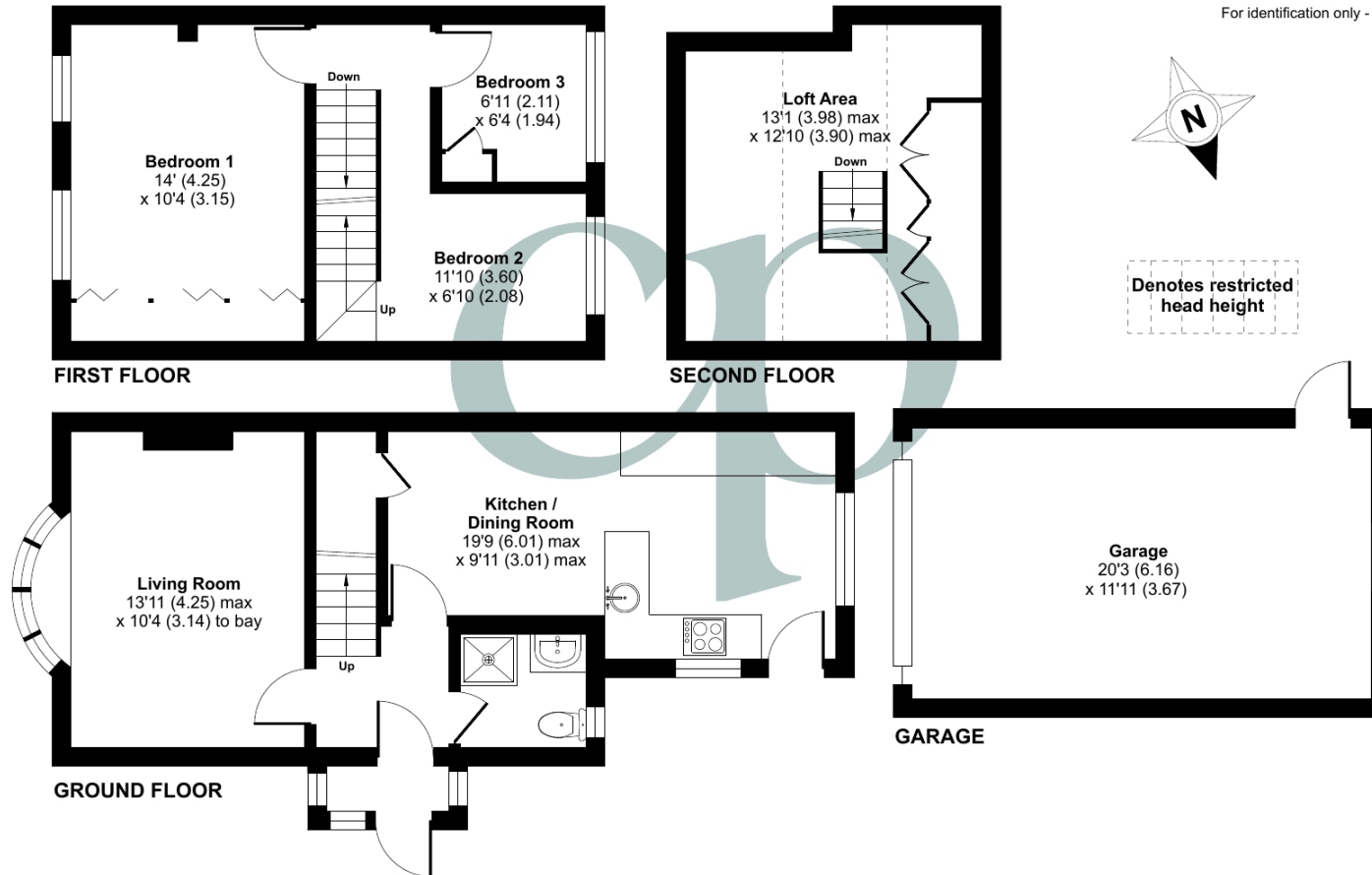
Details of the solicitor/conveyancer acting for you in your purchase.

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 = 826 sq ft / 76.7 sq m
 Limited Use Area(s) = 114 sq ft / 10.5 sq m
 Garage = 241 sq ft / 22.3 sq m
 Total = 1181 sq ft / 109.5 sq m
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	81
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	61
(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 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Country Properties. REF: 1216812

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Viewing by appointment only

Country Properties | 3 The Russell Centre, Coniston Road | MK45 1QY
 T: 01525 721000 | E: flitwick@country-properties.co.uk
www.country-properties.co.uk

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