



Windmill Road

Flitwick,
Bedfordshire, MK45 1AU

Guide Price **£250,000**

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Whether you're looking for a home with scope to improve and add your own personal touch, or an investor seeking a worthwhile project, this chain-free traditional semi detached property presents a fantastic opportunity. The accommodation includes two separate reception rooms (each with feature tiled fireplace), a kitchen, bathroom and separate WC on the ground floor, whilst upstairs you'll find three bedrooms (two inter-connecting). The rear garden enjoys a south-easterly aspect and includes outbuildings. EPC: D.

GROUND FLOOR

ENTRANCE

Via part opaque glazed front entrance door to:

LIVING ROOM

Window to front aspect. Feature tiled fireplace. Radiator. Fitted cupboard. Opaque glazed door to:

DINING ROOM

Windows to side and rear aspects. Feature tiled fireplace housing gas fire. Radiator. Door to stairs to first floor landing with built-in storage cupboard beneath. Multi pane opaque glazed sliding door to:

KITCHEN

Two windows to side aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl stainless steel sink and drainer with mixer tap. Space for cooker and washing machine. Radiator. Door to:

REAR LOBBY

Part opaque glazed door to side aspect, leading to garden. Doors to WC and to:

BATHROOM

Opaque glazed window to rear aspect. Two piece suite comprising: Bath with mixer tap/shower attachment and pedestal wash hand basin. Part tiled walls. Radiator.

SEPARATE WC

Opaque glazed window to rear aspect. Low level WC. Radiator.



FIRST FLOOR

LANDING

Doors to two bedrooms.

BEDROOM 1

Window to front aspect. Radiator.

BEDROOM 2

Window to rear aspect. Radiator.
Hatch to loft. Door to:

BEDROOM 3

(Accessed via bedroom 2). Window to rear aspect. Radiator. Built-in cupboard housing gas fired boiler.

OUTSIDE

FRONT GARDEN

Part laid to paving. Part enclosed by low level walling with gated access. Gated access to rear garden.

REAR GARDEN

Paved patio area. Remainder mainly laid to lawn. Pathway leading to timber and brick outbuilding. Enclosed by wire mesh fencing with gated access to front.

Council Tax Band: C.

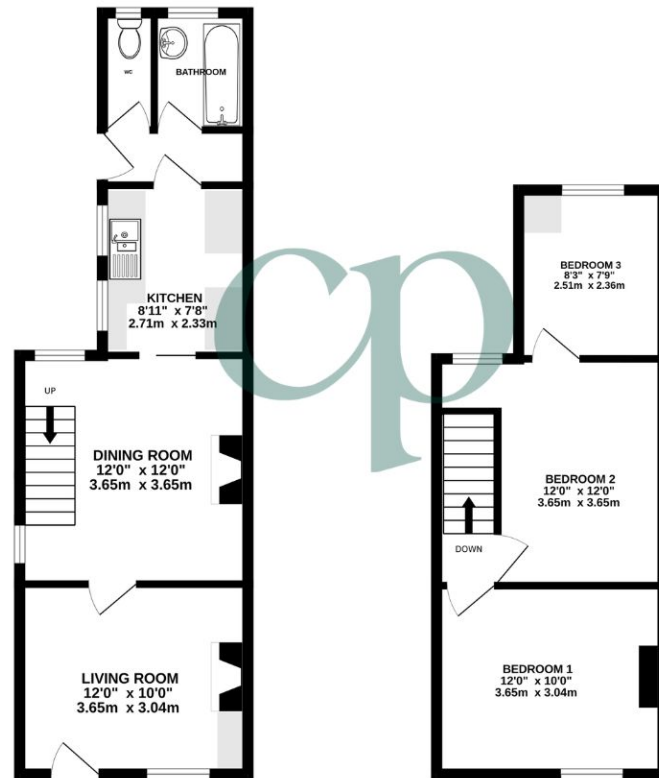
AGENTS NOTE

This property is unregistered - Please be aware that additional conveyancing costs may be incurred.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	77
(55-68)	D	61
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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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