



Millwright Way

Flitwick,
Bedfordshire, MK45 1BQ
£230,000

country
properties

Offering the advantage of no upper chain, this two bedroom cluster home is set within a popular location, within 0.8 miles of the town centre amenities (including mainline rail station providing a direct service to St Pancras International). With neutral decor throughout, the property provides a superb blank canvas for you to add your own personal touch. The bay fronted living room and principal bedroom each feature walk-in bay windows, enhancing the space and natural light. In addition, there is a fitted kitchen equipped with a built-in oven, hob, and extractor hood, plus a first floor bathroom. Allocated parking adds practicality. With broad appeal, this property presents an excellent opportunity for first time buyers, commuters, those down-sizing or buy to let investors (having a potential rental income of approx. £1,050 pcm). EPC: C.

GROUND FLOOR

ENTRANCE HALL

Accessed via front entrance door with decorative opaque double glazed leaded light effect inserts and canopy porch over. Two built-in storage cupboards. Doors to kitchen and to:

LIVING ROOM

Walk-in bay with double glazed leaded light effect windows to front aspect. Radiator. Stairs to first floor landing.

KITCHEN

Double glazed leaded light effect window to front aspect. A range of base and wall mounted units with work surface areas incorporating sink and drainer with mixer tap. Tiled splashbacks. Built-in electric oven and hob with extractor over. Space for washing machine and fridge/freezer. Wall mounted gas fired boiler. Breakfast bar. Tile effect flooring.

FIRST FLOOR

LANDING

Doors to both bedrooms and bathroom.

BEDROOM 1

Walk-in bay with double glazed leaded light effect windows to front aspect. Radiator. Fitted wardrobe.

BEDROOM 2

Double glazed leaded light effect window to front aspect. Radiator. Hatch to loft.

BATHROOM

Opaque double glazed leaded light effect window to front aspect. Three piece suite comprising: Bath with shower unit over, close coupled WC and pedestal wash hand basin. Part tiled walls. Heated towel rail. Tile effect flooring.

OUTSIDE

FRONT GARDEN

Laid to lawn. Pathway leading to front entrance door. Brick-built store.



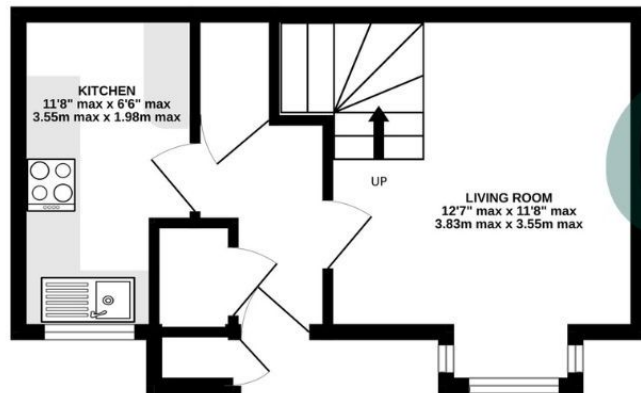
ALLOCATED PARKING

Allocated parking space.

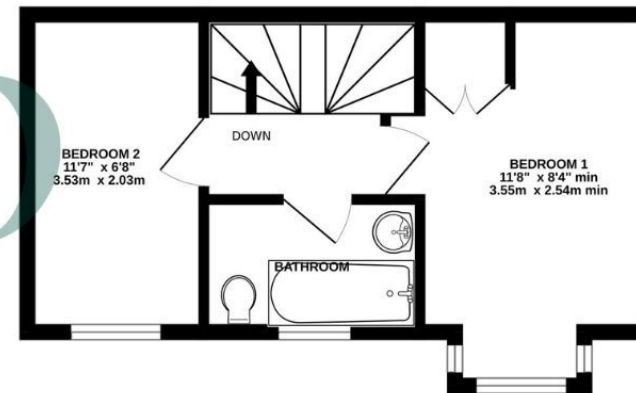
Council Tax Band: B.



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
Very energy efficient - lower running costs		
(92+)	A	88
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	71
(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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