



DG
Property
Consultants
Estd. 2000



Millwright Way,, Flitwick, Bedfordshire MK45 1BQ

Asking Price £305,000

Positioned in a cul-da-sac in Millwright Way, Flitwick, Bedford, this delightful terraced house offers a perfect blend of comfort and convenience. Boasting a spacious lounge/dining room, a modern fitted kitchen, and a conservatory, this 3-bedroom property is ideal for those seeking a cosy yet stylish living space. The house is thoughtfully designed, with gas central heating and full double glazing ensuring warmth and comfort throughout. Situated in the heart of Flitwick, a bustling small town with excellent mainline rail links, this home is perfect for commuters looking for easy access to transport.

Additionally, the property is close to a plethora of local amenities, a large sports facility, and well-regarded schools, making it an ideal choice for families.

With no upper chain, this modern terrace property offers a hassle-free move-in experience. Front & rear gardens and two off-road parking spaces ensure convenience for residents with vehicles.

Don't miss the opportunity to make this charming property your new home. Embrace the comfort, convenience, and warmth that this lovely house on Millwright Way has to offer.



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Property Introduction

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Ground Floor Accommodation

Entrance Hall

UPVC entrance door to the entrance hall, single radiator, wooden laminate flooring with matwell, double power point(s), coving to textured ceiling, carpeted stairs to first floor landing, door to lounge/diner.

Lounge/Dining Room

23'6" x 11'11" (7.16m x 3.62m)



UPVC double glazed window to front, double radiator and single radiator, wooden laminate flooring, telephone point(s), TV point(s), double power point(s), coved ceiling, uPVC double glazed patio doors to the conservatory, archway opening kitchen, understairs storage cupboard.

View of Lounge/Dining Room



View of Lounge/Dining Room



View of Lounge/Dining Room



Fitted Kitchen

10'6" x 6'6" (3.20m x 1.98m)



Fitted kitchen with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing and space for an automatic washing machine, space for fridge/freezer, integrated gas hob and electric oven, integrated dishwasher, ceramic tiled flooring, double power point(s), coved ceiling with five recessed ceiling spotlights, wall mounted concealed gas combination boiler serving heating system and domestic hot water with heating timer control, uPVC double glazed window to rear.

View of Kitchen



Conservatory



Double glazed conservatory with tiled flooring, double glazed patio door to the side leading to the rear garden.

First Floor Accommodation

Landing



Fitted carpet, power point(s), textured ceiling, access to loft space, access to all first floor rooms, airing cupboard with hot water tank.

Family Bathroom



Three piece suite comprising panelled bath with shower attachment over and glass screen, vanity wash hand basin in

vanity unit with cupboards under and low-level WC, heated chrome towel rail, bathroom extractor fan, vinyl flooring, four recessed ceiling spotlights, uPVC double glazed window to rear.

View of Bathroom



Bedroom 2

10'8" x 8'2" (3.25m x 2.49m)



UPVC double glazed window to rear, double radiator, fitted carpet, double power point(s), coved ceiling.

View of Bedroom 2



Bedroom 1

12'6" x 8'0" (3.81m x 2.44m)



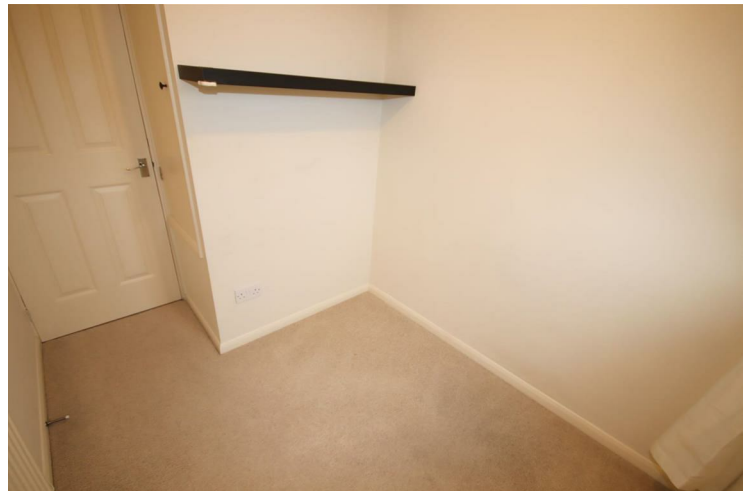
UPVC double glazed window to front, single radiator, fitted carpet, double power point(s), coved ceiling.

View of Bedroom 1



Bedroom 3

7'2" x 6'0" (2.18m x 1.82m)



UPVC double glazed window to front, single radiator, fitted carpet, power point(s), coved ceiling, built in storage cupboard.

View of Bedroom 3



View of Rear Garden



Outside of the property

Front Garden

Mainly laid to lawn, mature shrubs.

Rear Garden



Enclosed by timber panelled fencing, patio area, laid to lawn, outside tap, rear gate allowing access to the front.

View of Rear Garden



Allocated Parking Spaces



Two allocated parking spaces to the front of the property.

Council Tax Band

Council Tax Band : C

Charge Per Year : £1804.95

MISDESCRIPTIONS ACT - Sales

Should you be interested in this property all negotiations should be conducted through DG Property Consultants.

Supporting evidence will be required for your method of purchase.

1. Cash purchase: Proof of funds.
2. Mortgage purchase: Mortgage agreement in principle plus proof/confirmation of deposit funds.

MISDESCRIPTIONS ACT - DG property consultants for themselves and for the vendor of this property, whose agent they are, given notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute or constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility, and any intending purchaser should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their

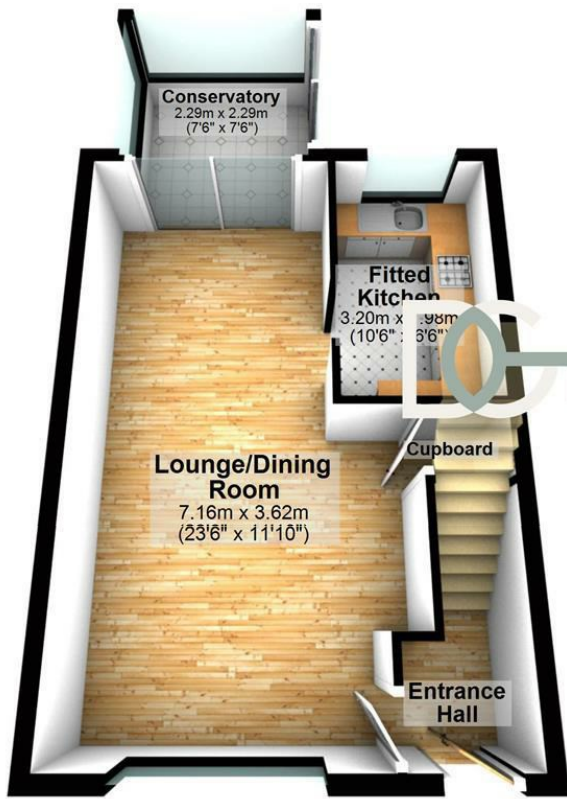
correctness. No person in the employment of DG property consultants, has any authority to make or any representation or warranty whatsoever in relation to this property.

Our Office in Toddington



Call us on 01582-580500 or pop into our office in the High Street to arrange your viewing.

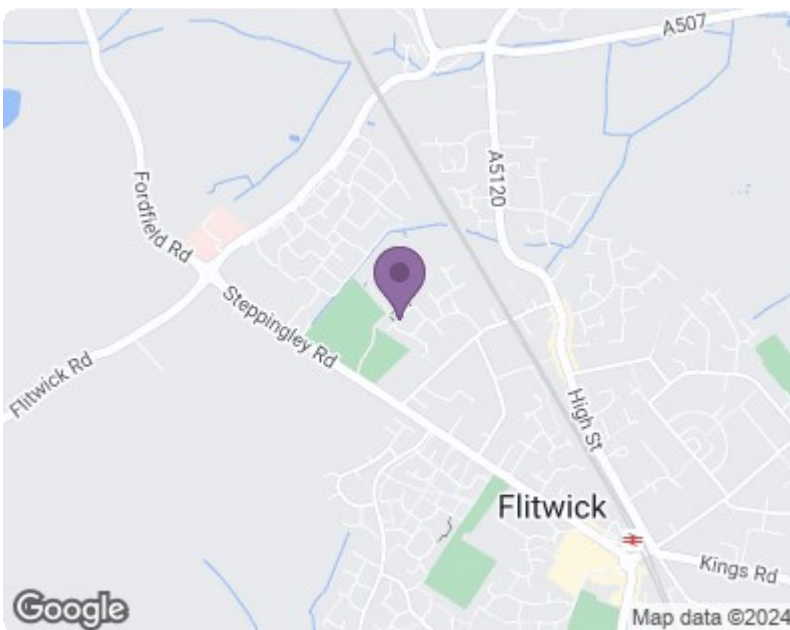
Ground Floor



First Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		88
(81-91) B		75	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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