



**DG**  
Property  
Consultants  
Estd. 2000



## **High Street, Westoning, Bedfordshire MK45 5JG**

### **Asking Price £220,000**

This 2-bedroom end-of-terrace property is situated in the popular village of Westoning and is offered with no upper chain. Ideal for first-time buyers or investors, the home requires general cosmetic modernisation but benefits from double glazing and gas central heating.

The location provides easy access to local amenities and is perfect for commuters, with M1 Junction 12 and Flitwick or Harlington mainline train stations nearby. Accommodation comprises: entrance into the front lounge, a combined kitchen/diner, stairs to the first floor, two bedrooms and a family bathroom. Externally, the property features a small front garden, a communal rear garden, and a private allocated parking space.

Available to view immediately, call Team DG on 01525 310200 to arrange your viewing today.



2 High Street, Toddington,  
Bedfordshire, LU5 6BY  
[dgpropertyconsultants.co.uk](http://dgpropertyconsultants.co.uk)  
Toddington 01525 310200  
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Ombudsman

## Ground Floor Accommodation

### Entrance

Entrance directly into the Lounge.

### Lounge

9'6" x 14'6" (2.90m x 4.42m)



Composite entrance door, UPVC triple glazed window to front, single radiator, fitted carpet, telephone point, TV point(s), double power point(s), textured ceiling, electric fire plus gas point, carpeted stairs to first floor landing, door kitchen/diner.

### View of Lounge



### Kitchen/Diner

8'0" x 14'6" (2.44m x 4.42m)



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 automatic washing machine, space for a fridge/freezer and free standing cooker, gas point for cooker, two uPVC triple glazed windows to rear, single radiator, ceramic tiled flooring, double power point(s), textured ceiling, Upvc triple glazed door to rear aspect, communal garden area and private allocated parking space.

### View of Kitchen/Diner



## First Floor Accommodation

### Landing

Single radiator, fitted carpet, power point(s), access to the loft space, doors to all first floor rooms.

**Bedroom 1**

9'5" x 11'5" (2.88m x 3.47m)



UPVC triple glazed window to front, fitted carpet, double power point(s), radiator, textured ceiling, built-in storage cupboard housing wall mounted gas combination boiler with heating timer control.

**View of Bedroom 1****Bedroom 2**

7'10" x 6'2" (2.39m x 1.88m)



UPVC triple glazed window to rear, single radiator, fitted carpet, power point(s), textured ceiling.

**Family Bathroom**

Three piece suite comprising panelled bath with mixer hand shower attachment over, pedestal wash hand basin and low-level WC, ceramic tiling to all walls, uPVC triple glazed window to rear, single radiator, flooring, textured ceiling.

**Outside of the property****Council Tax Band**

Council Tax Band : B

Charge Per Year : £1739.54

**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.

**Parking Space & Communal Area**



Private parking space to the rear of the property along with a communal area.

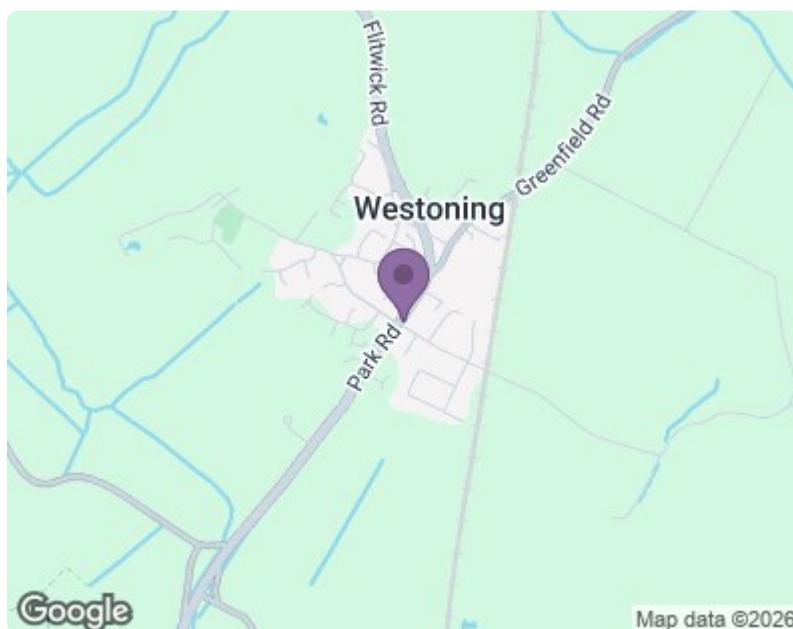
## Ground Floor



## First Floor



Total area: approx. 48.0 sq. metres (516.8 sq. feet)



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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