



Connells

Willow Way
Flitwick Bedford



Property Description

Nestled within a sought after location of Flitwick is this semi detached bungalow, offering 3 double bedrooms, spacious reception rooms, a garage and driveway for off road parking. Well proportioned garden which backs on to the feeder stream for the Flitwick Water Mill. Beautiful peaceful countryside views.

Located within the middle of Bedfordshire, Flitwick is a popular historical and ever growing location, with excellent schools, an array of local businesses, public houses, cafes, coffee bars and restaurants and in close proximity to Center Parcs. Offering pleasant walks within the beautiful nature reserves of Flitwick Moor, Folly Wood, Flitwick Manor, there is also the medieval church of St Peters and St Pauls and Flitwick Mill - which was built by the Monks of Dunstable Priory since 1085. There is physical evidence of a Norman Fortification (Flitwick Castle) - locally known as the Mount. Flitwick also benefits from having the Thameslink train line, which is approximately 40 minutes direct to London St Pancras. Flitwick is surrounded by popular villages that offer their own historical landscapes and attractions. People move here from far and wide as the location is perfect for commuting using the train or the M1 junction 12.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the

transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance / Hallway

Double glazed door to front, radiator.

Kitchen

10' 1" x 7' 4" (3.07m x 2.24m)

Double glazed window to rear aspect, wall to base fitted units, easy clean work surfaces, sink with drainer, space for oven, space for fridge freezer, serving hatch, pantry, tiling, door to side aspect, radiator.

Living Room

14' 10" x 10' 10" (4.52m x 3.30m)

Gas fire with hearth surround, radiator, glazed double French doors opening to sun room / dining room with windows either side.

Dining Room / Sun Room

10' 6" x 10' 7" max (3.20m x 3.23m max)

Double glazed windows to rear aspect, glazing and French doors opening to living room, two radiators. Glazed door to side aspect.

Bathroom

Double glazed opaque window to side aspect, panel led bath with mixer taps, low level wc, hand wash basin, storage cupboard enclosed by vented doors with space and plumbing for washing machine, radiator.

Bedroom 1

10' 10" max x 8' 9" max (3.30m max x 2.67m max)

Double glazed window front aspect, radiator and airing cupboard.

Bedroom 2

10' 10" x 7' 8" (3.30m x 2.34m)

Double glazed window to front aspect, radiator.

Bedroom 3

10' 6" x 10' 7" (3.20m x 3.23m)

Double glazed window to side aspect, radiator.

Outside

Garage

With up and over garage door, windows to side aspect and rear, door to side aspect leading onto driveway.

Front Garden

Hedge to front, block paved driveway for 3 to 4 vehicles, leading to garage.

Rear Garden

Mostly laid to lawn with flower bed borders, mature plants and shrubs. Overlooking the feeder stream for Flitwick Mill. Stunning country side views.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/FLI305228



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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