



Connells

Brookes Road
Flitwick Bedford

Brookes Road Flitwick Bedford MK45 1BU

for sale guide price
£375,000



Property Description

Connells are pleased to offer for sale this modern three bedroom semi-detached property. Boasting a generous garden, this home is ideal for families and those who love to entertain outdoors.

Inside, you'll find three well-proportioned double bedrooms, offering ample space for relaxation and privacy. The heart of the home is the expansive open-plan kitchen and lounge area, designed for contemporary living and social gatherings. With stylish finishes and plenty of natural light, this space is perfect for creating lasting memories.

Located in a desirable neighbourhood, this property offers both tranquility and convenience, with easy access to local amenities and transport links. Don't miss the opportunity to make this house your dream home!

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

Door to front leading to ground floor rooms and stairs rising to first floor.

Cloak Room

Wash hand basin, WC, cupboard.

Kitchen

11' 3" x 11' 9" (3.43m x 3.58m)

Two double glazed window, fitted wall to base units, stainless steel sink, island with breakfast bar, integrated dishwasher, fridge/freezer, oven, extractor. Radiator

Living Room

31' 10" x 12' (9.70m x 3.66m)

Two double glazed windows, radiators, bi-folds to rear.

First Floor

Landing

Double glazed window, loft hatch. Access to bedrooms and bathroom.

Bedroom 1

14' 8" x 11' 1" (4.47m x 3.38m)

Two double glazed windows, radiator.

Ensuite

Double glazed window, wash hand basin, low level WC, towel rail radiator, shower.

Bedroom 2

14' 7" x 9' 3" (4.45m x 2.82m)

Two double glazed windows, radiator.

Bedroom 3

11' 11" x 9' 3" (3.63m x 2.82m)

Two double glazed windows, radiator.

Bathroom

Double glazed window, shower over bath, low level WC, wash hand basin, towel rail radiator.

Outside

Front Garden

Driveway.

Rear Garden

Mostly laid to lawn, side access.









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

To view this property please contact Connells on

T 01525 712 271
E flitwick@connells.co.uk

Unit 9 Russell Centre Coniston Road Flitwick
 BEDFORD MK45 1QY

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/FLI305573



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: FLI305573 - 0007