



**Connells**

Millwright Way  
Flitwick Bedford



## Property Description

Connells are delighted to bring to market this two-bedroom freehold property on Millwright Way which presents an excellent opportunity for first-time buyers and investors alike. Offered to the market chain free, the home combines convenience, potential, and accessibility in equal measure.

The property offers well-proportioned living accommodation throughout, with two bedrooms providing comfortable and versatile space suitable for a range of buyers. The layout lends itself well to modern living, with scope for personalisation and enhancement.

On the ground floor the property benefits from a well-proportioned lounge and kitchen. On the first floor there are two bedrooms and a family bathroom. Outside and to the front aspect, the property benefits from its own external garden area, adding to the overall appeal and providing an attractive outdoor space.

Flitwick is a highly regarded Bedfordshire town, known for its blend of convenience, green spaces, and strong commuter credentials.

## Entrance

Door to front. Access to kitchen, lounge, hot water tank cupboard and under stair storage. Double glazed door to front aspect.

## Living Room

Double glazed bay window to front aspect. Built in storage. Radiator.

## Kitchen

Wall to base fitted units, easy clean work surfaces, Integrated oven (with gas hob). Integrated extractor fan. Radiator. Sink. Space for white goods.

## First Floor

## Landing

Access to bedrooms and bathroom.

## Bedroom 1

Double glazed bay window to front aspect. Built in storage. Radiator.

## Bedroom 2

Double glazed window to front aspect. Radiator. Loft access.

## Bathroom

Frosted double glazed window to front aspect. Heated towel radiator. Toilet. Wash hand basin. Wall units. Shower unit.

## Loft Space

Access via bedroom two.

## Front Garden

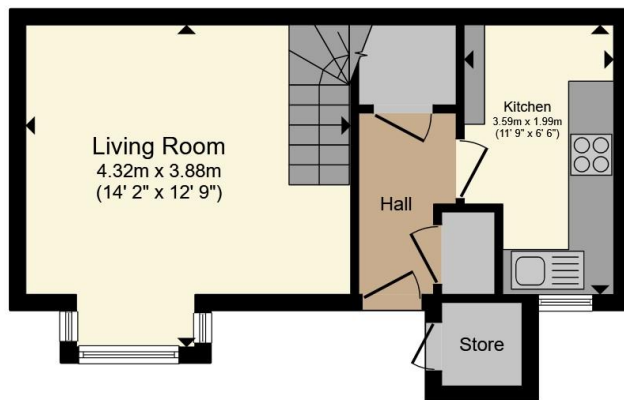
Built in storage to front/side aspect. Front garden is full patio.

## Agents Note:

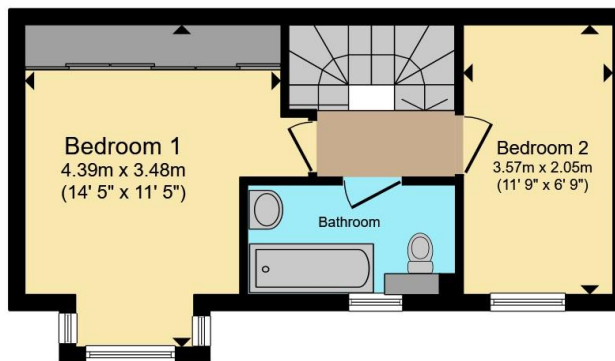
"Please be aware that in line with UK regulatory requirements, if your offer is successful, we will require ID and proof of addresses from all buyers prior to formally processing any accepted offers. An AML fee of £80 (Including VAT) is also payable at this stage and covers the cost of carrying out the required identify and anti-money laundering checks. Once the payment has been taken and the checks have been completed, the fee

cannot be refunded, even if the property purchase does not go ahead"





**Ground Floor**



**First Floor**

Total floor area 59.6 m<sup>2</sup> (641 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**



To view this property please contact Connells on

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EPC Rating: C Council Tax  
Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/FLI305819](http://connells.co.uk/Property/FLI305819)**



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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