



9 Flitwick Road, Westoning, Bedfordshire, MK45 5JA
£280,000



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Exclusive to PR Property — Offered for sale with no onward chain, this delightful three bedroom mid-terrace home in the highly desirable village of Westoning is perfect for first-time buyers and growing families alike. On the ground floor, you will find a bright and spacious lounge dining room ideal for both relaxing and entertaining, leading through to a modern kitchen. Upstairs, the property boasts three well-proportioned bedrooms and a family bathroom. Offered in good condition throughout, the home is complete with a private driveway and a separate garage. Situated just moments from local schools, Flitwick train station, and easy motorway links, this is village convenience at its very best.

ENTRANCE HALL

LOUNGE 13'3" X 14'8" (4.05M X 4.47M)

DINING ROOM 9'10" X 8'7" (2.99M X 2.61M)

KITCHEN 9'10" X 5'9" (2.99M X 1.76M)

LANDING

BEDROOM 1 13'9" X 8'6" (4.20M X 2.58M)

BEDROOM 2 9'3" X 8'6" (2.83M X 2.58M)

BEDROOM 3 10'0" X 5'10" (3.06M X 1.79M)

BATHROOM

OUTSIDE

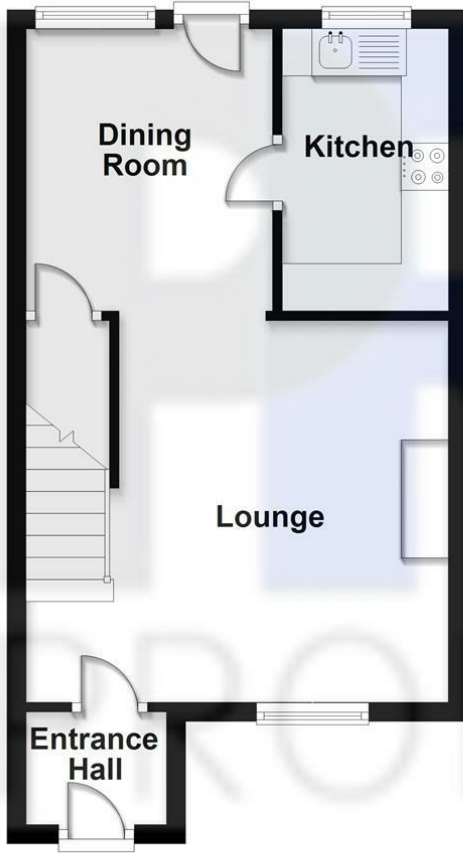
FRONT & REAR GARDEN

GARAGE



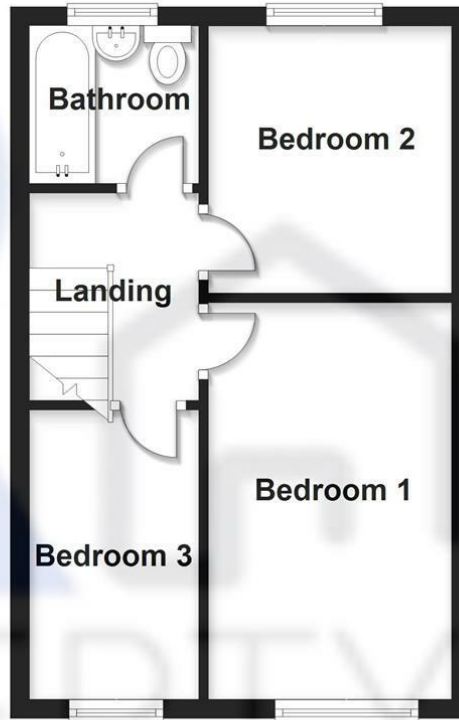
Ground Floor

Approx. 33.8 sq. metres (364.2 sq. feet)



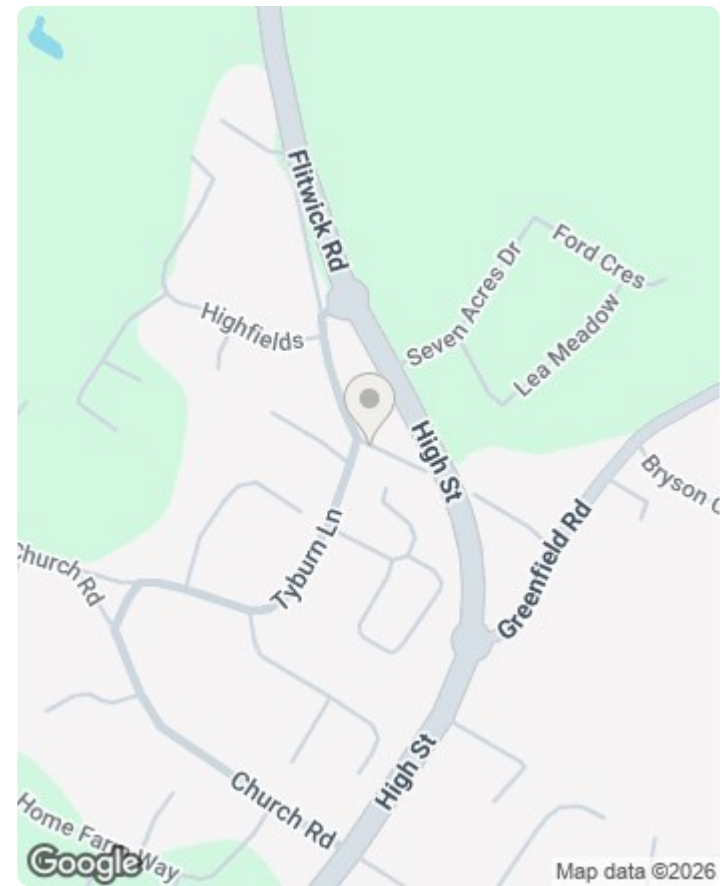
First Floor

Approx. 31.9 sq. metres (343.5 sq. feet)



Total area: approx. 65.7 sq. metres (707.7 sq. feet)

9 Flitwick Road



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		
England & Wales		
		EU Directive 2002/91/EC

Energy Efficiency Rating Summary: Current rating is 62 (D), Potential rating is 79 (C).

