

**Auction**

3 bed detached house to buy in

Kings Road, Flitwick, Bedford,
Bedfordshire, MK45 1EJ

£270,000

 Starting Bid

 x 3  x 1  x 1

Tenure

Freehold

Driveway parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Excellent potential to extend subject to planning consent
- ✓ Block paved driveway providing ample off road parking
- ✓ Approximately 959 sq.ft of accommodation
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

0121 661 8465
midlands@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

This traditional three bedroom detached house occupies a generous plot with an impressive rear garden extending to approximately 130ft. Ideally located close to Flitwick train station, high street shops and Kingsmoor Lower School, the property offers an excellent opportunity for those looking for a home with significant potential.

The property requires a considerable programme of modernisation and improvement, but offers excellent scope to create a superb family home, with the potential to extend further subject to the necessary planning consents.

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £270,000

Property Type: Detached House

Parking: Driveway

Year built: 1930

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

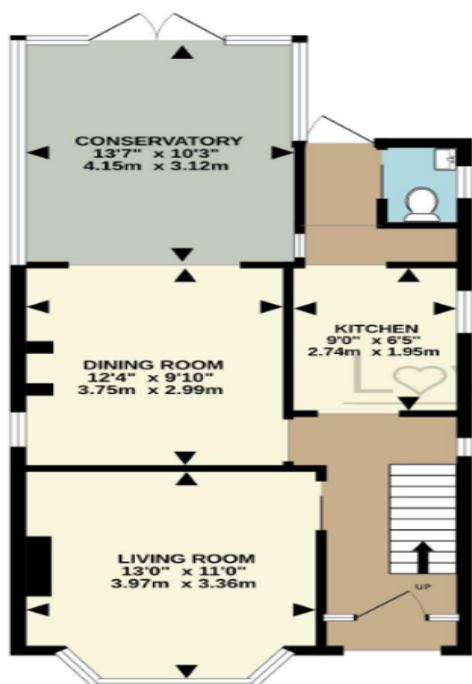
Water meter: Yes

Sewerage: Standard UK domestic

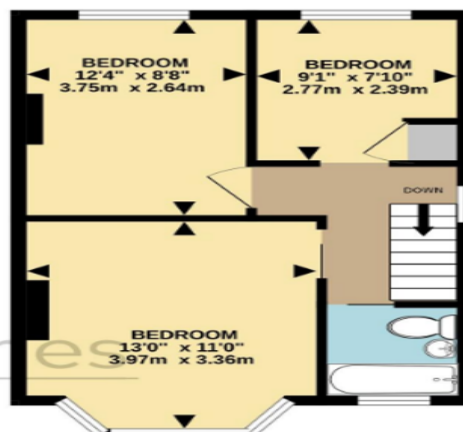
Air conditioning: No

Broadband: FTTP (fibre to the premises)

GROUND FLOOR
572 sq.ft. (53.1 sq.m.) approx.



1ST FLOOR
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA: 959 sq.ft. (89.1 sq.m.) approx.
Drawn by Love Homes for illustrative purposes only. Measurements and areas shown are approximate.
Made with Metreplan ©2020

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Kings Road, Flitwick, Bedford, Bedfordshire, MK45 1EJ

Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0121 661 8465,
midlands@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

