



Cauldwell

PROPERTY SERVICES



9 Naseby Place

Flitwick, Bedford, MK45 1FB

£475,000



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ENTRANCE HALL

Composite double glazed door and window to side. Stairs to first floor landing with understairs storage cupboard. Radiator. Additional storage cupboard.

LIVING ROOM

16'10" x 10'4" (5.15 x 3.15)

Double glazed French doors to rear. Electric fireplace. Radiator. Television point. internet point. French doors to bedroom three.

KITCHEN

11'4" x 8'5" (3.47 x 2.58)

Double glazed window to front and side. Re-fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer unit. Electric oven and grill with hob and extractor hood over. integral fridge freezer, washing machine and dishwasher. Wall mounted central heating boiler. Arch to dining room.

DINING ROOM

9'10", 285'5" x 10'11" into bay (3,87 x 3.34 into bay)

Double glazed bay window to front. Radiator. Television point.

BEDROOM THREE

11'9" x 9'1" (3.6 x 2.77)

Double glazed window to rear. Radiator. French doors to dining room.

SHOWER ROOM

Double glazed obscure window to side. Three piece suite comprising walk in shower, wash hand basin in vanity surround and close coupled wc. Shaver point. Extractor fan. Heated towel rail. LED lighting. Tiled walls.

FIRST FLOOR LANDING

Stairs from entrance hall. Walk in airing cupboard.

BEDROOM ONE

13'1" x 12'2" (4.01 x 3.73)

Double glazed window to front. Radiator. Television point. Built in storage cupboard. Two eaves storage cupboards. Radiator.

BEDROOM TWO

12'2" x 10'10" (3.72 x 3.31)

Double glazed window to rear. Radiator. Two storage cupboards.

BATHROOM

Double glazed obscure window to side. Three piece suite comprising bath with mixer tap and shower over with glass screen, wash hand basin in vanity surround and close coupled wc. Shaver point. Extractor fan. Heated towel rail. Tiled walls.

FRONT GARDEN

Shingle stone area with planted areas. Block paved driveway parking for two cars leading to garage.

GARAGE

Up and over door to front. Personal door to rear garden. Power and light.

REAR GARDEN

Low maintenance garden with rear width decking area leading to artificial lawn. Mature beds and borders with a selection of plants and trees. Additional area with timber shed. Outside tap. Double gated access to front.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.

Disclaimer of related persons

Within the meaning of the Estate Agents Act 1979, the seller of this property is related to an employee of Cauldwell Property Services.



Road Map



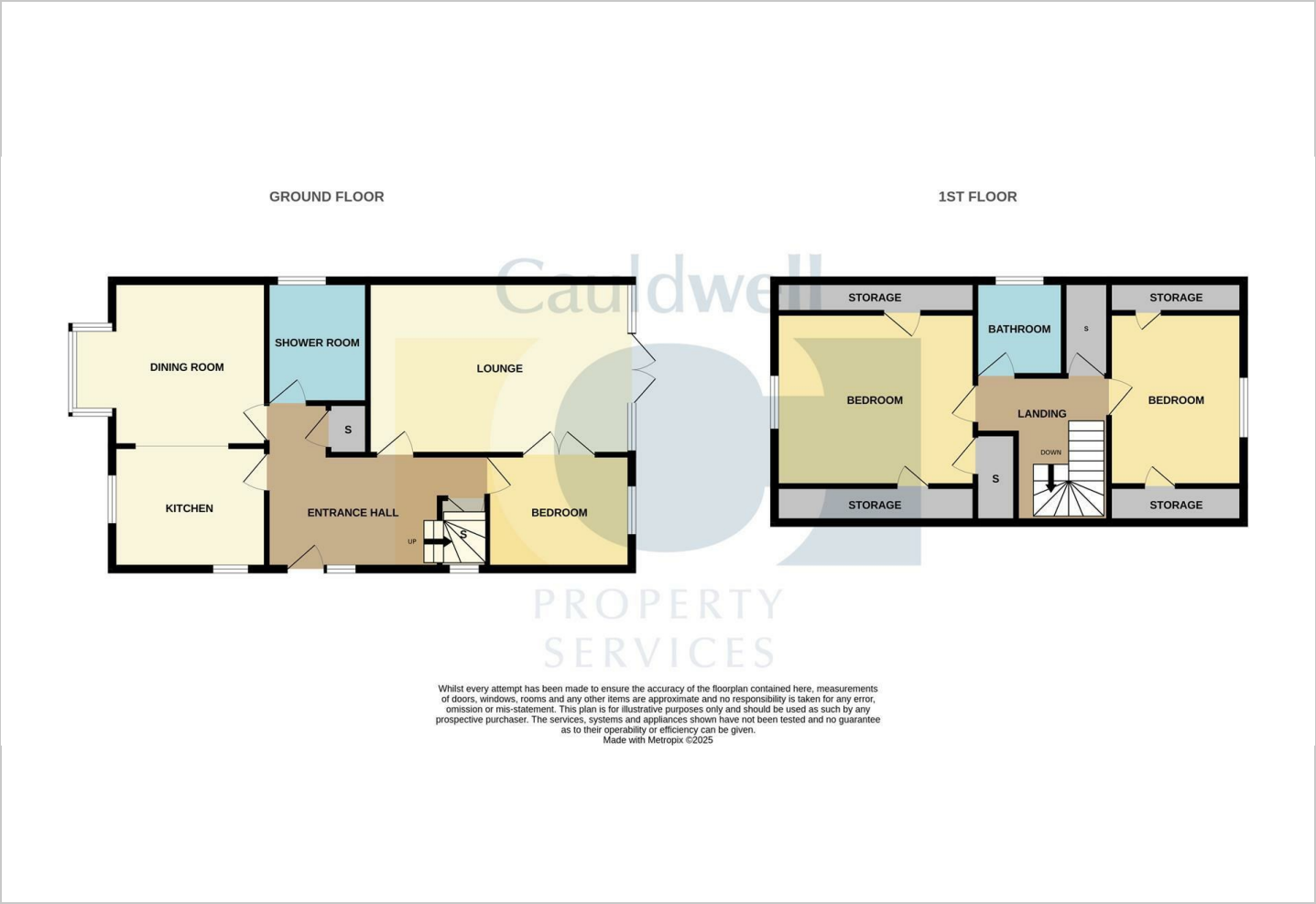
Hybrid Map



Terrain Map



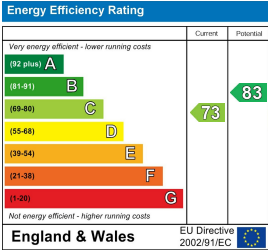
Floor Plan



Viewing

Please contact our Cauldwell Property Sales Office on 01908 304480 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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