



The Paddocks, Flitwick, Bedfordshire MK45 1XF

Boasting approximately 427 sq.ft., this well-presented property is perfect for first-time buyers or investors seeking a reliable rental. The dual-aspect reception room offers a bright and welcoming space for relaxing or entertaining, while the modern bathroom features contemporary fixtures. A generous bedroom with built-in wardrobes provides ample storage, and wall-mounted electric heaters keep the home cozy throughout the year. Conveniently located in a popular residential area of Flitwick.

Note CGI images used for illustration purposes only.



This property is presented by Duncan Stead - a Love Homes property expert with over 25 years' experience.

Find out more about this property by scanning the QR code.



1.0m

Tenure: Freehold



1



1

Council Tax: B



1



Flitwick offers a variety of amenities and quality schools. The town benefits from Tesco and Aldi supermarkets with a Waitrose in neighbouring Ampthill. A new leisure centre was built in 2016 featuring a swimming pool, gym, Costa and various sports facilities.

For education, Flitwick is well-served by several reputable schools. Lower schools such as Flitwick Lower School and Templefield Lower School provide a strong foundation for young learners. Woodside Middle School Academy which then feeds into Redborne Upper School & Community College in nearby Ampthill. Additionally, there are several nurseries and pre-schools available, ensuring quality early years education.

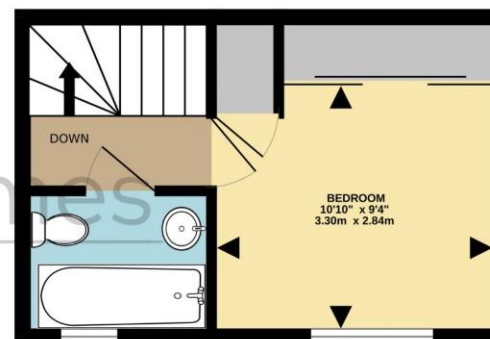
The town is also well-connected, with Flitwick railway station offering regular services to London and Bedford, with the fast train reaching St Pancras in around 40 minutes.



GROUND FLOOR
225 sq.ft. (20.9 sq.m.) approx.



1ST FLOOR
202 sq.ft. (18.8 sq.m.) approx.



TOTAL FLOOR AREA : 427 sq.ft. (39.7 sq.m.) approx.
Drawn by Love Homes for illustrative purposes only. Measurements and areas shown are approximate.
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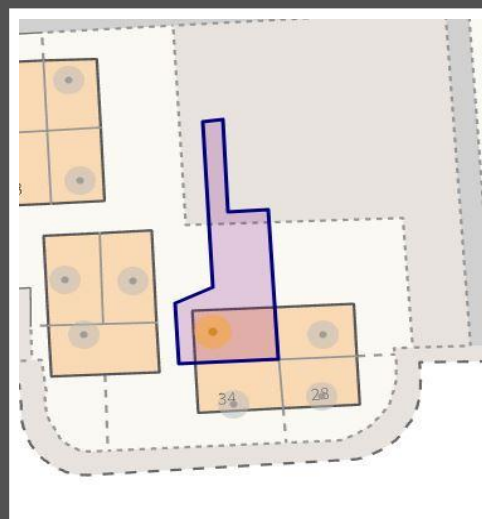
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC RATING TO FOLLOW

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