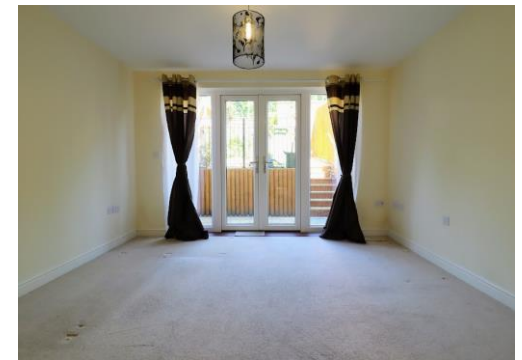




View of block



**£310,000**

Located on the sought-after and modern development of Bletchley Park is this two double bedroom terraced house, which is being sold with no upper chain. The property boasts a kitchen, lounge/diner, downstairs cloakroom, family bathroom, the two double bedrooms and two allocated parking spaces. Further benefits include being within a short walk from Bletchley mainline train station, which is ideal for commuters. A range of schools and local amenities are also close by.

# Property Description

## **ENTRANCE**

Entry via composite front door with obscure glazed inset to:

## **ENTRANCE HALL**

Opening to kitchen, doors to cloakroom, lounge/diner, storage cupboard and understairs storage cupboard, stairs rising to first floor, radiator.

## **CLOAKROOM**

Low level w.c. with push button flush, wall mounted wash hand basin with mixer tap over, extractor fan, radiator, tiled flooring.

## **LOUNGE/DINER**

Two UPVC double glazed windows to rear aspect, radiator, telephone and television points, UPVC double glazed french doors to garden.

## **KITCHEN**

UPVC double glazed window to front aspect, a range of storage cupboards at base and eye level, square edge work surface areas over, stainless steel one and a half bowl and drainer with mixer tap over, Smeg four ring gas hob with extractor hood over, integrated Smeg electric oven, Smeg microwave and fridge freezer, spotlights, tiled flooring.

## **LANDING**

Access to loft space, airing cupboard housing wall mounted boiler, radiator, doors to:

## **BEDROOM ONE**

UPVC double glazed window to rear aspect, radiator, telephone and television points.

## **BEDROOM TWO**

UPVC double glazed window to front aspect, UPVC french doors to Juliette balcony, radiator, telephone point, overstairs storage cupboard.

## **BATHROOM**

Comprising a panelled bath with mixer tap with shower over, wall mounted wash hand basin with mixer tap over, low level w.c. with push button flush, extractor fan, heated towel rail, tiled flooring, part tiled walls.

## **OUTSIDE**

### **PARKING**

Two allocated parking spaces.

### **FRONT GARDEN**

Pathway leading to front door, outside light, laid to lawn with flower and shrub borders.

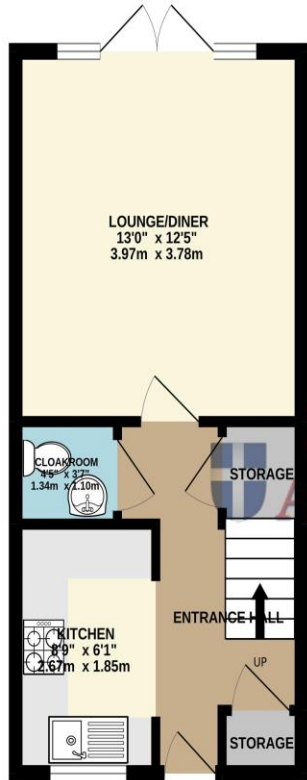
### **REAR GARDEN**

Enclosed by brick wall and timber panelled fencing, patio area, steps to raised gravelled area, enclosed by wrought iron fencing, flower and shrub borders, rear gated access.

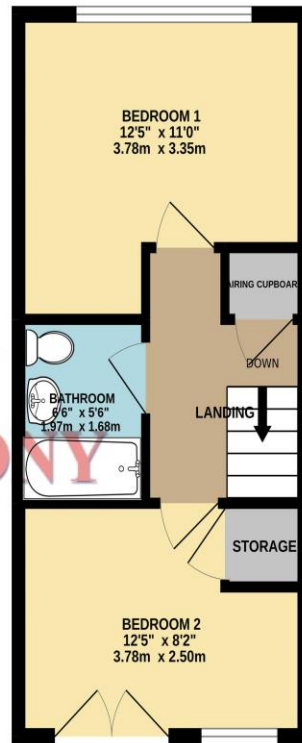
### **OTHER**

Rainwater harvesting system for cloakroom flushing and washing machine.

GROUND FLOOR  
315 sq.ft. (29.2 sq.m.) approx.



1ST FLOOR  
315 sq.ft. (29.2 sq.m.) approx.



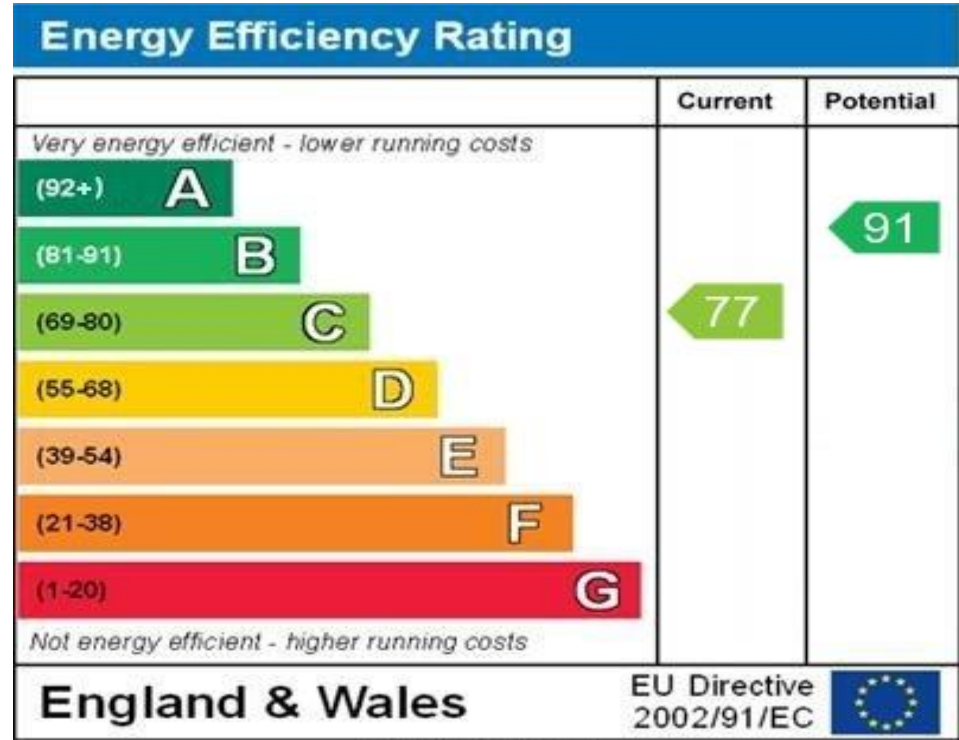
Michael  
ANTHONY

TOTAL FLOOR AREA - 629 sq.ft. (58.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropex i2022.

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents



WWW.EPC4U.COM