

£245,000

Situated on the sought-after Racecourses estate in Far Bletchley is this two-bedroom semi detached. The property comprises a kitchen, lounge/diner leading to the rear garden and a bathroom. Further benefits include allocated parking and being in walking distance to local schools and shops.

Property Description

ENTRANCE

UPVC door to:

ENTRANCE HALL

Opening to lounge, radiator, airing cupboard.

LOUNGE/DINER

Double glazed window to rear aspect, double glazed door to garden. Radiator, stairs rising to first floor, door to kitchen.

KITCHEN

Double glazed window to front aspect. Fitted with a range of base and eye level units with rolled edge work surface over, integrated dishwasher, space for fridge freezer, washing machine, oven, four-ring gas hob with extractor fan over, part tiled walls, wall-mounted boiler.

BEDROOM ONE

Double glazed window to rear aspect. Radiator, built-in cupboard.

BEDROOM TWO

Double glazed window to front aspect. Radiator.

BATHROOM

Double glazed frosted window to front aspect. Low level WC, heated towel rail, bath with electric shower over, wash hand basin in vanity unit, part tiled walls, underfloor heating.

OUTSIDE

PARKING

One allocated parking space.

FRONT GARDEN

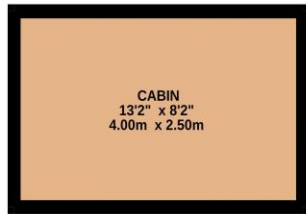
Mainly laid to lawn with path to front door, side gated access.

REAR GARDEN

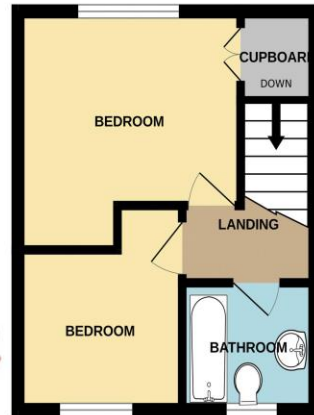
Mainly laid to lawn with raised beds, decking area, cabin with heating and power to remain, side gated access, enclosed by wooden fence panelling.

GROUND FLOOR
333 sq.ft. (30.9 sq.m.) approx.

1ST FLOOR
225 sq.ft. (20.9 sq.m.) approx.



Michael
ANTHONY



TOTAL FLOOR AREA: 558 sq.ft. (51.9 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.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		91
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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

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