





£325,000

Positioned on the sought-after location of Shenley Road with views over Rickley Park, is this two-bedroom semi-detached bungalow. The bungalow is in NEED OF MODERNISATION throughout and comprises a lounge, garden room, family bathroom, kitchen and a garage with ample parking. Further benefits include an extensive secluded rear garden and is being sold with NO UPPER CHAIN.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

UPVC window to side aspect. Storage cupboard, doors to bedrooms and bathroom.

LOUNGE

Double glazed window to front aspect. Feature fireplace, door to garden room, wall-mounted light, radiator.

GARDEN ROOM

Window to side aspect, UPVC double glazed sliding doors to rear garden. Tiled floor.

KITCHEN

Double glazed windows to side and rear aspects, double glazed door to side. Fitted with a range of wall-mounted and base units with work surface over, sink with bowl and drainer, space for cooker.

BEDROOM ONE

Double glazed window to front aspect. Radiator.

BEDROOM TWO

Double glazed window to side aspect. Radiator.

BATHROOM

Double glazed window to side aspect. Low level WC, bath, part tiled walls, pedestal wash hand basin, radiator.

OUTSIDE

GARAGE

Garage with up and over door, lighting.

FRONT GARDEN

Laid to hardstanding to provide off-road parking, side gated access, path to front door, lawn area, flower and shrub borders.

REAR GARDEN

Mainly laid to lawn with flower and shrub borders, shed to remain, patio area, courtesy door to garage, flower beds.

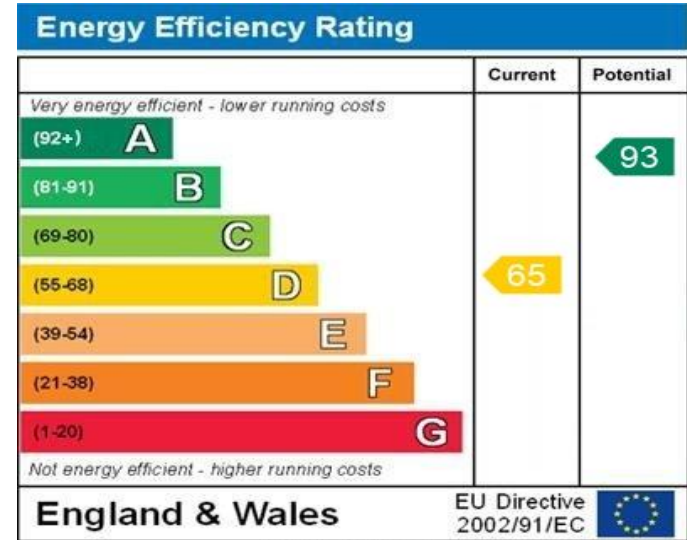
GROUND FLOOR
764 sq.ft. (71.0 sq.m.) approx.



TOTAL FLOOR AREA: 764 sq.ft. (71.0 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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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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