







**£400,000**

Located on one of Bletchley's premier roads, this three-bedroom bay fronted semi-detached family home built in 1934 has been modernised throughout whilst retaining character features. The accommodation comprises a dual aspect lounge/diner, recently renovated kitchen/breakfast room, family bathroom & downstairs cloakroom, generous gardens and driveway parking for numerous vehicles.

# Property Description

## **ENTRANCE**

Door to:

## **ENTRANCE HALL**

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

## **CLOAKROOM**

Low level WC, corner wash hand basin, tiled floor, part tiled walls.

## **LOUNGE/DINER**

Double glazed box bay window to front aspect, wooden door to rear. Electric fireplace, two radiators, laminate flooring.

## **KITCHEN**

Double glazed window to rear aspect, double glazed double doors to garden. Fitted with a range of wall-mounted and base units with square edge work surface over, one and a half bowl composite sink unit with mixer tap over, breakfast bar integrated fridge freezer and under counter fridge, four-ring gas hob with extractor over, oven, dishwasher, washing machine, tiled floor, tiled splashback, radiator.

## **LANDING**

Window to side aspect. Doors to bedrooms and bathroom.

## **BEDROOM ONE**

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

## **BEDROOM TWO**

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

## **BEDROOM THREE**

Double glazed window to front aspect. Radiator.

## **BATHROOM**

Double glazed frosted window to rear aspect. Low level WC, heated towel rail, wash hand basin, P-shaped bath with shower over, storage cupboard housing boiler, loft access, tiled walls and floor.

## **OUTSIDE**

### **PARKING**

Off-road parking for multiple vehicles.

### **FRONT GARDEN**

Shrub/hedge and flower borders, gate to rear garden.

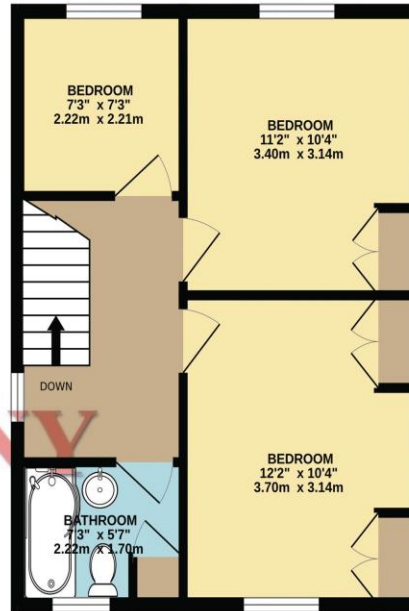
### **REAR GARDEN**

Mainly laid to lawn with decking area, patio area, shed to remain, shrub/flower borders, enclosed by wooden fence panelling and brick wall.

GROUND FLOOR  
489 sq.ft. (45.4 sq.m.) approx.



1ST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA: 898 sq.ft. (83.4 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+) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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