





**£230,000 for 80%
share**

Situated on the popular Racecourses Estate is this two-bedroom semi-detached bungalow forming part of an over 55's development. The property comprises a kitchen/diner, lounge leading out to a communal garden area and shower room. Further benefits include allocated parking. The bungalow is offered on the 80% fixed equity scheme and no chain.

Property Description

ENTRANCE

Double glazed door to entrance porch.

ENTRANCE PORCH

Two double glazed windows to front aspect. Wooden door to entrance hall.

ENTRANCE HALL

Access to loft space, doors to bedrooms, shower room, storage cupboard and lounge.

LOUNGE

Double glazed double doors to rear. Radiator, door to kitchen.

KITCHEN

Double glazed window to front aspect. Range of wall mounted and floor standing units with work surface over, space for cooker, space for fridge/freezer and washing machine, one and a half stainless steel sink with mixer tap, radiator.

BEDROOM ONE

Double glazed window to rear aspect. Built in cupboard, radiator.

BEDROOM TWO

Double glazed window to front aspect. Two storage cupboards, radiator.

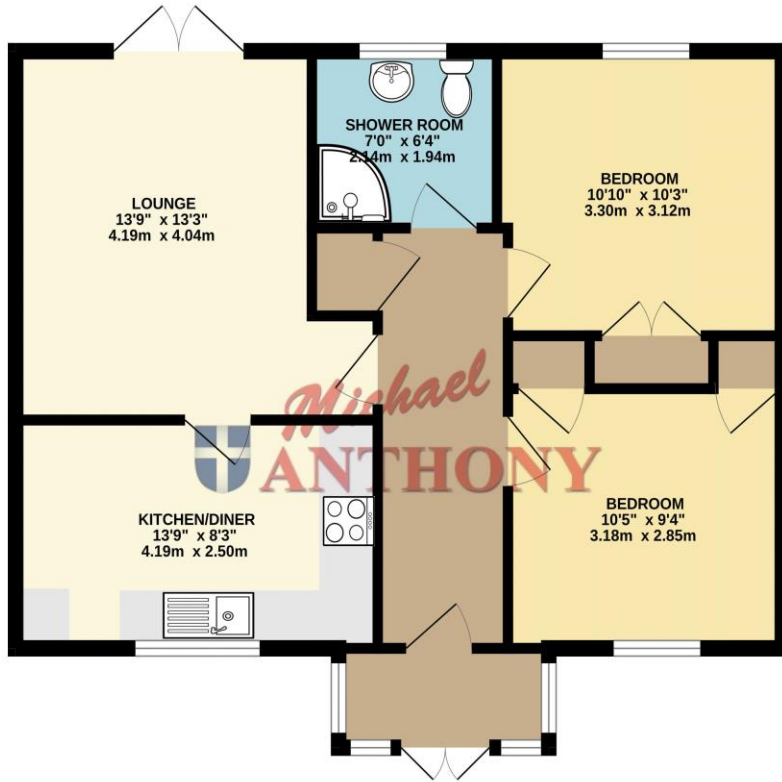
BATHROOM

Frosted double glazed window to rear aspect. Low level w.c., wash hand basin, shower cubicle, part tiled walls.

OUTSIDE

ALLOCATED PARKING & COMMUNAL GARDEN

GROUND FLOOR
654 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA: 654 sq.ft. (60.8 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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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