





£265,000

Located In Central Bletchley on Water Eaton road is a three bedroom semi detached. The property boasts off road parking, separate lounge and dining room, private rear garden and a downstairs bathroom. Further benefits include being within walking distance to the Bletchley train and bus stations, local shops and primary schools.

Property Description

ENTRANCE

UPVC double glazed front door with glazed insets to:

ENTRANCE HALL

Stairs rising to first floor, door to:

DINING ROOM

Double glazed window to front aspect, radiator, picture rail, space for a freezer, door to:

LOUNGE

Understairs storage cupboard, picture rail, follow through to kitchen, double glazed sliding patio doors to rear garden.

KITCHEN

Double glazed window to side aspect, a range of storage cupboards at base and eye level, work surface areas over, porcelain one and a half bowl and drainer with mixer tap over, complementary tiling, space for under counter fridge, integrated electric oven and gas hob with extractor hood over, space and plumbing for a washing machine, wood effect flooring, follow through to inner hallway, double glazed door to rear garden.

INNER HALLWAY

Tiled flooring, door to storage cupboard housing wall mounted boiler and freezer, door to:

BATHROOM

Obscure double glazed window to rear aspect, comprising a P-shaped panelled bath with splash back tiling and shower over, low level w.c., wash hand basin set in vanity unit, heated towel rail, tiled flooring, extractor fan.

LANDING

Access to loft void, doors to:

BEDROOM ONE

Double glazed window to front aspect, radiator, walk-in wardrobe with double glazed window, cast iron character fireplace, picture rail.

BEDROOM TWO

Double glazed window to rear aspect, radiator, cast iron character fireplace, picture rail.

BEDROOM THREE

Double glazed window to rear aspect, radiator, picture rail.

OUTSIDE

PARKING

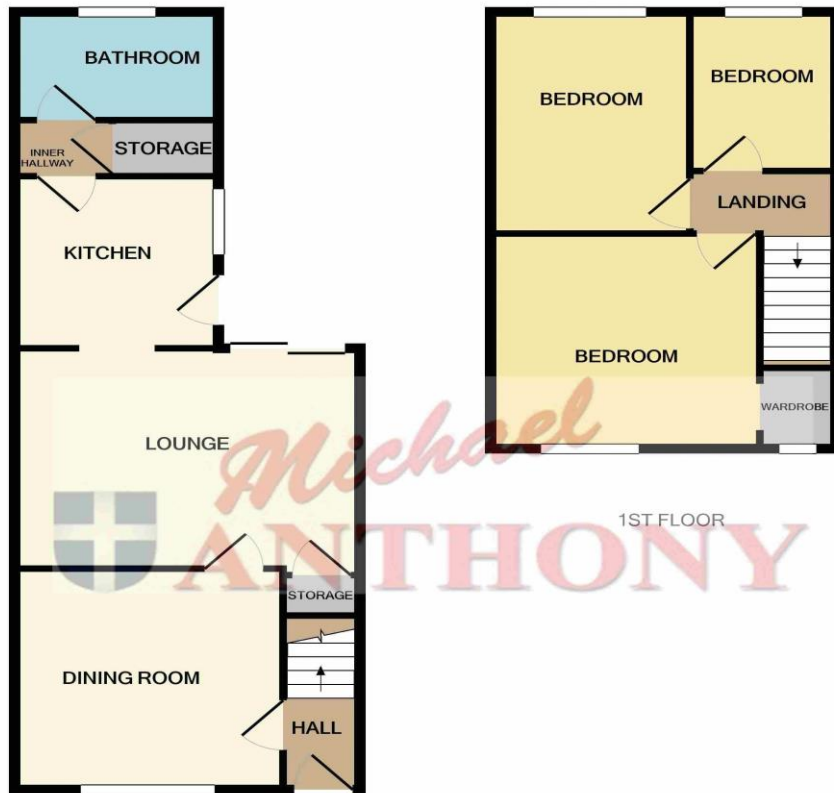
Laid to hardstanding providing off road parking.

FRONT GARDEN

Paved area and pathway leading to front door.


REAR GARDEN

Patio area, shed to remain, fully enclosed by timber fence panelling, steps down to lawned area, outside tap, flower and shrub borders, steel gated access to side.



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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	86
(81-91)	B	
(69-80)	C	65
(55-68)	D	
(39-54)	E	
(21-38)	F	Not energy efficient - higher running costs
(1-20)	G	
England & Wales		EU Directive 2002/91/EC 
WWW.EPC4U.COM		

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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