





£350,000

Located in central Bletchley is this three-bedroom end of terrace property offered with no upper chain. The ground floor offers open plan living including lounge/kitchen/diner and a downstairs cloakroom. The first floor comprises three bedrooms with an en-suite to the main and a further family bathroom. Externally you have a rear garden and a carport.

Property Description

ENTRANCE

UPVC door to entrance hall.

ENTRANCE HALL

Door to open plan lounge/kitchen/diner.

CLOAKROOM

Double glazed window to front aspect. Low level w.c., wash hand basin, radiator.

KITCHEN/LOUNGE/DINER

Double glazed windows to front, side and rear aspects, double glazed double doors to garden. Range of base and eye level units with granite work surface over, integrated fridge/freezer, washing machine, dishwasher, oven and microwave, electric hob and extractor fan, wall mounted boiler, three radiators.

LANDING

Access to loft space, radiator, doors to bedrooms and bathroom.

BEDROOM ONE

Double glazed window to front aspect. Storage cupboard, radiator, door to en-suite.

EN-SUITE

Frosted double glazed window to rear aspect. Low level w.c., pedestal wash hand basin, shower cubicle, part tiled walls and floor, heated towel rail.

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

BEDROOM THREE

Double glazed window to front aspect. Radiator.

BATHROOM

Frosted double glazed window to front aspect. Low level w.c, pedestal wash hand basin, bath with shower attachment, heated towel rail.

OUTSIDE

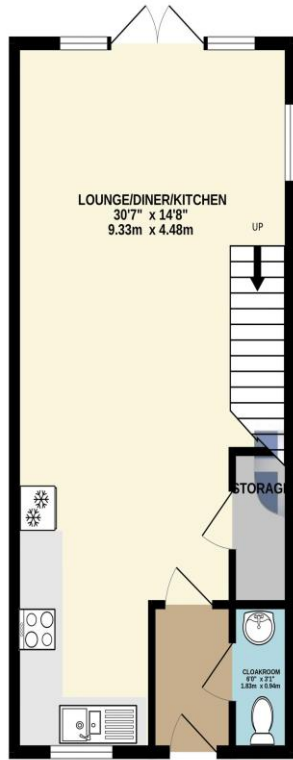
CARPORT

Off road parking for two cars.

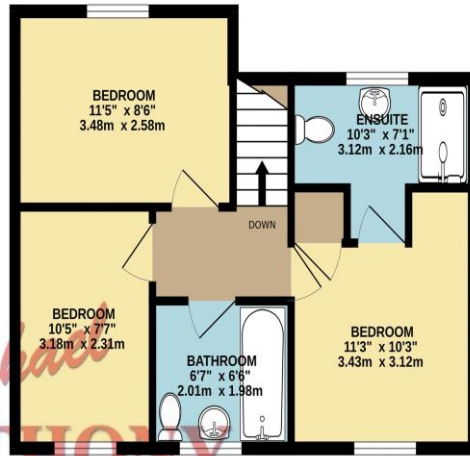
REAR GARDEN

Artificial grass, patio area, enclosed by fencing panels, side gated access.

GROUND FLOOR
450 sq.ft. (41.8 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



Michael
ANTHONY

TOTAL FLOOR AREA : 873 sq.ft. (81.1 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		
(81-91) B		87
(69-80) C	76	
(55-68) D		
(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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