

**£280,000**

Located on the popular Racecourses development in Far Bletchley is this two-bedroom semi-detached home. The property boasts a kitchen/diner, lounge and rear garden, and further benefits from being positioned in a cul-de-sac location.

# Property Description

## ENTRANCE

UPVC door to:

## ENTRANCE HALL

Double glazed window to side aspect. Radiator, door to lounge, stairs rising to first floor.

## LOUNGE

Double glazed window to front aspect. Radiator, door to kitchen/diner, under stairs storage cupboard.

## KITCHEN/DINER

Double glazed window to rear aspect, double glazed double door to garden. Fitted with a range of wall and base units with rolled edge work surface over, one and a half bowl stainless steel sink, integrated gas hob, oven, space for fridge freezer and washing machine, radiator.

## LANDING

Doors to bedrooms and bathroom, airing cupboard, loft access.

## BEDROOM ONE

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

## BEDROOM TWO

Double glazed window to rear aspect. Radiator.

## BATHROOM

Double glazed frosted window to rear aspect. Heated towel rail, low level WC, pedestal wash hand basin, spa bath with electric shower over, part tiled walls.

## OUTSIDE

### FRONT GARDEN

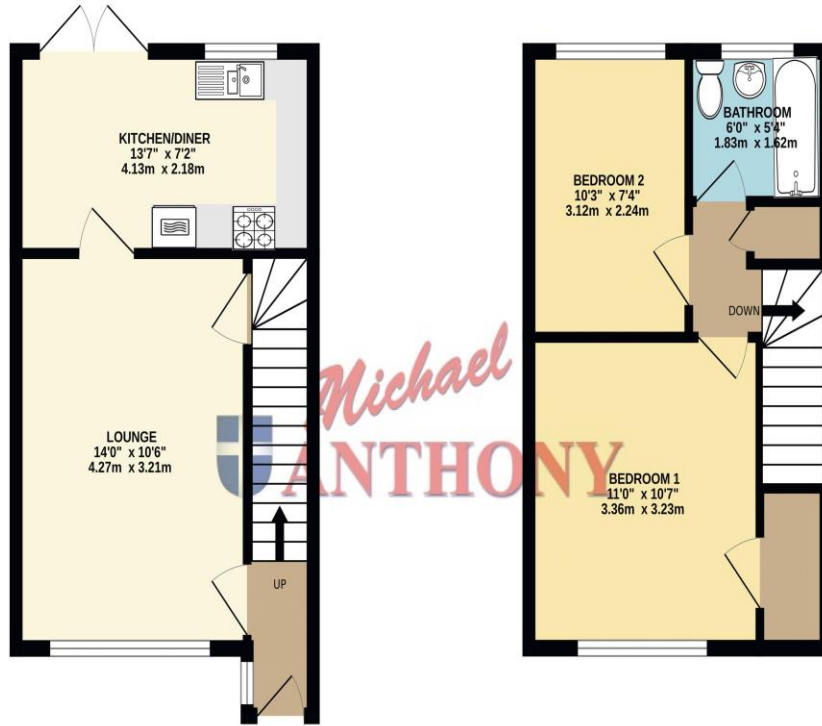
Path to front door, loft access, flower and shrub beds.

### REAR GARDEN

Mainly laid to lawn, patio area, fully enclosed by panel fencing, flower and shrub beds, side gated access, shed to remain, gravel border.

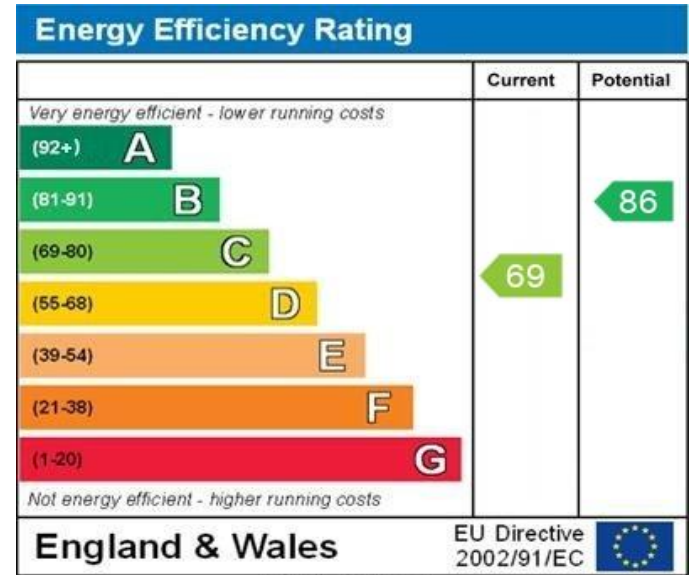
GROUND FLOOR  
294 sq.ft. (27.3 sq.m.) approx.

1ST FLOOR  
287 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA: 581 sq.ft. (54.0 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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