





£440,000

This four-bedroom town house is offered to the market with no upper chain, and benefits from a kitchen/diner with integrated appliances and a spacious lounge opening onto the garden, main bedroom with en-suite, three further bedrooms and a family bathroom, with allocated parking for two at the rear. Viewing is highly recommended.

Property Description

ENTRANCE

UPVC door to:

ENTRANCE HALL

Stairs rising to first floor, under stairs storage cupboard, doors to lounge, kitchen/diner and cloakroom, radiator, tiled floor.

CLOAKROOM

Low level WC, part tiled walls, pedestal wash hand basin, radiator.

LOUNGE

Tw double glazed windows to rear aspect, double glazed double doors to garden. Two radiators.

KITCHEN/DINER

Double glazed window to front aspect. Fitted with a range of wall-mounted and base units with square edge work surface over, wall-mounted boiler, integrated: fridge freezer, dishwasher, and washing machine; double oven with gas hob and extractor fan over, one and a half bowl stainless steel sink with mixer tap, tiled floor, radiator.

LANDING

Doors to bedrooms two, three, four and family bathroom, stairs rising to bedroom one, storage cupboard, radiator.

BEDROOM TWO

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

BEDROOM THREE

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

BEDROOM FOUR/STUDY

Double glazed window to rear aspect. Radiator, desk to remain.

BATHROOM

Double glazed frosted window to front aspect. Low level WC, pedestal wash hand basin, bath, part tiled walls, tiled floor, heated towel rail.

BEDROOM ONE (Second Floor)

Double glazed window to front aspect. Radiator, built-in wardrobe, chest of drawers to remain, door to en-suite.

EN-SUITE

Double glazed Velux window to rear aspect. Shower cubicle, low level WC, pedestal wash hand basin, heated towel rail.

OUTSIDE

PARKING

Off-road parking for two cars.

FRONT GARDEN

Mainly laid to lawn with flower beds, rear gated access.

REAR GARDEN

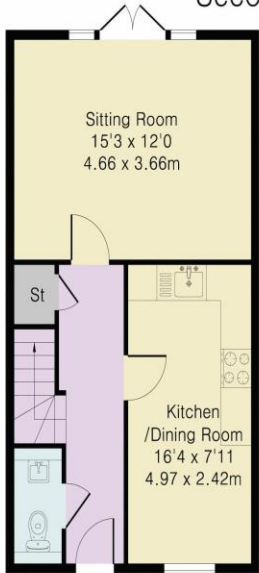
Mainly laid to lawn, rear gated access, shed to remain, patio area, enclosed by wooden fence panelling.

Approximate Gross Internal Area 1183 sq ft - 111 sq m

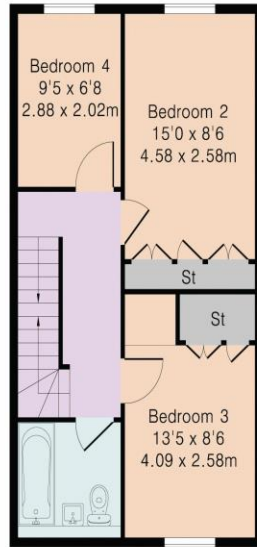
Ground Floor Area 437 sq ft – 41 sq m

First Floor Area 437 sq ft – 41 sq m

Second Floor Area 309 sq ft – 29 sq m



Ground Floor



First Floor



Second Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		



PINK PLAN

Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Michael
ANTHONY

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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