





**£138,250 for a 35% Share
plus a £10,000 premium**

****OPEN DAY SUNDAY 16th MARCH 2025 12PM-2PM BY APPOINTMENT ONLY ****Available on the shared ownership scheme offering a 35% share plus a £10,000 premium is this three-bedroom mid-terrace townhouse with a monthly rent of £609.01. The property is split over three storeys, the ground level offers a study, downstairs cloakroom and lounge with access to the rear garden. The first floor comprises the kitchen/diner, bedroom and a WC and the top floor offers the main bedroom with en suite, family bathroom and bedroom. Further benefits include allocated parking and being sold with NO UPPER CHAIN.

Property Description

ENTRANCE

UPVC door to:

ENTRANCE HALL

Stairs rising to first floor, doors to lounge, study and WC.

CLOAKROOM

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

LOUNGE

Double glazed window to rear aspect, double glazed double doors to garden.
Radiator.

STUDY

Double glazed window to front aspect. Radiator.

LANDING (First Floor)

Door to kitchen/diner, bedroom three and WC.

CLOAKROOM

Double glazed frosted window to front aspect. Low level WC, pedestal wash hand basin, radiator.

KITCHEN

Two double glazed windows to rear aspect. Fitted with a range of wall-mounted and base units with rolled edge work surface over, stainless steel sink, space for washing machine, dishwasher and fridge freezer, gas hob and electric oven with extractor fan over, radiator.

BEDROOM THREE

Double glazed window to front aspect. Radiator.

LANDING (Second Floor)

Doors to bedrooms one, two and bathroom, loft access.

BEDROOM ONE

Two double glazed windows to rear aspect. Radiator, built-in wardrobe, door to en-suite.

EN-SUITE

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

BEDROOM TWO

Double glazed window to front aspect. Radiator, storage cupboard.

BATHROOM

Low level WC, pedestal wash hand basin, bath with shower attachment, radiator, part tiled walls.

OUTSIDE

PARKING

Allocated parking to the rear of the property.

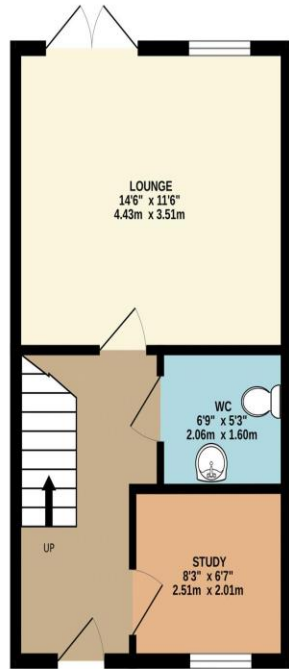
FRONT GARDEN

Laid to gravel and paving.

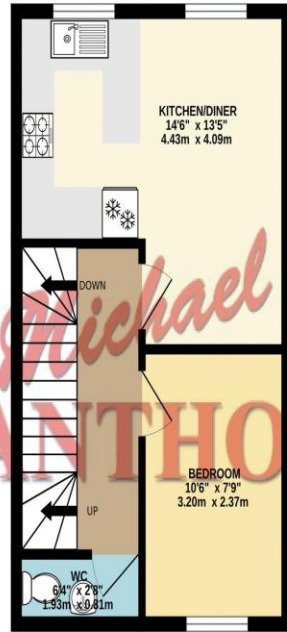
REAR GARDEN

Laid to artificial grass with decking area, rear gated access, shed to remain, enclosed by wooden fence panelling.

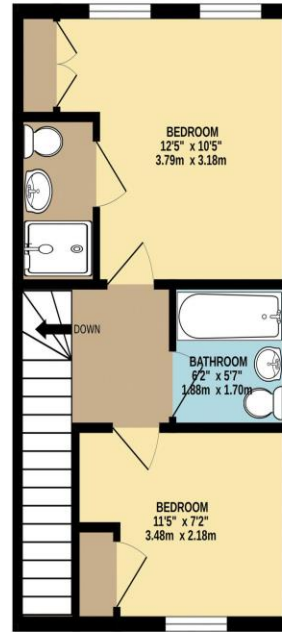
GROUND FLOOR
340 sq.ft. (31.6 sq.m.) approx.



1ST FLOOR
340 sq.ft. (31.6 sq.m.) approx.



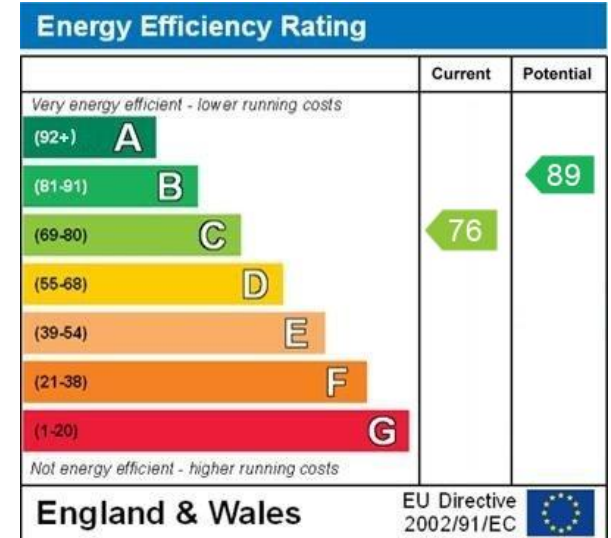
2ND FLOOR
340 sq.ft. (31.6 sq.m.) approx.



Michael ANTHONY

TOTAL FLOOR AREA: 1020 sq.ft. (94.8 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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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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