

Guide Price
£375,000

Located on the modern development of Newton Leys is this three-bedroom extended semi-detached home. The property has been extended and much improved by the current owners and is in our opinion in immaculate condition throughout boasting an extension to rear offering open plan living accommodation. Further benefits include a downstairs cloakroom and a family bathroom all done to a high specification and an en suite to the main bedroom. Externally the property offers a low maintenance rear garden, car port and parking.

Property Description

ENTRANCE

Two radiators, stairs rising to first floor. UPVC door to:

CLOAKROOM

Double glazed window to front aspect. Radiator, low level WC, pedestal wash hand basin, part tiled walls.

LOUNGE/KITCHEN/DINER

Two double glazed windows to rear aspect, double glazed double doors to garden, triple glazed lantern window. Fitted with a range of wall-mounted and base units with compact laminate work surface over, stainless steel sink with mixer tap, induction hob, slide and hide oven and oven/microwave, integrated fridge, freezer, dishwasher and washing machine, three radiators, air conditioning/heating unit, storage cupboard, door to cloakroom.

LANDING (First Floor)

Doors to bedrooms two, three and family bathroom, radiator.

BEDROOM TWO

Two double glazed windows to rear aspect. Radiator, air conditioning and heating unit.

BEDROOM THREE

Double glazed window to front aspect. Radiator.

BATHROOM

Low level WC, pedestal wash hand basin, bath with power shower over, tiled walls, radiator, tiled floor.

LANDING (Second Floor)

Double glazed window to front aspect. Radiator, door to bedroom one.

BEDROOM ONE

Double glazed window to front aspect, double glazed wooden window to rear aspect. Radiator, door to en-suite, fitted wardrobe.

EN-SUITE

Double glazed wooden window to rear aspect. Low level WC, pedestal wash hand basin, shower cubicle, part tiled walls, tiled floor, radiator.

OUTSIDE

PARKING

Off-road parking for two cars.

FRONT GARDEN

Paved path to front door with gravel and shrub borders.

REAR GARDEN

Laid to artificial grass with patio area, flower borders, outside tap, outside power, gated access to parking, enclosed by wooden fence panelling.

Approximate Gross Internal Area 1414 sq ft - 131 sq m

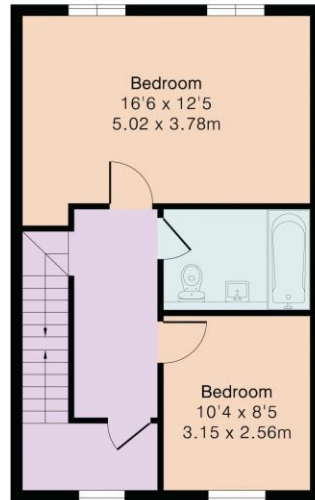
Ground Floor Area 625 sq ft – 58 sq m

First Floor Area 462 sq ft – 43 sq m

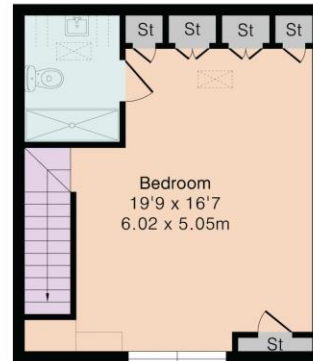
Second Floor Area 327 sq ft – 30 sq m



Ground Floor



First Floor



Second Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	84	
(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

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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.



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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