





£210,000

Situated in the sought after Racecourses estate is this over 55's two-bedroom semi-detached bungalow offered with NO CHAIN. The property comprises a lounge/diner, kitchen, two bedrooms and shower room. Externally you have a patio area leading to communal gardens with further benefits providing allocated parking.

Property Description

ENTRANCE PORCH

Double glazed double doors to porch. Double glazed windows to side, door to:

ENTRANCE HALL

Doors to all rooms, radiator, loft access.

LOUNGE/DINER

Double glazed sliding door to rear. Radiator, door to kitchen.

KITCHEN

Double glazed window to front aspect. Fitted with a range of wall-mounted and base units with rolled edge work surface over, stainless steel sink with mixer tap, space for fridge freezer and washing machine, part tiled walls, radiator, wall-mounted boiler.

BEDROOM ONE

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

BEDROOM TWO

Double glazed window to front aspect. Radiator, two storage cupboards.

SHOWER ROOM

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

OUTSIDE

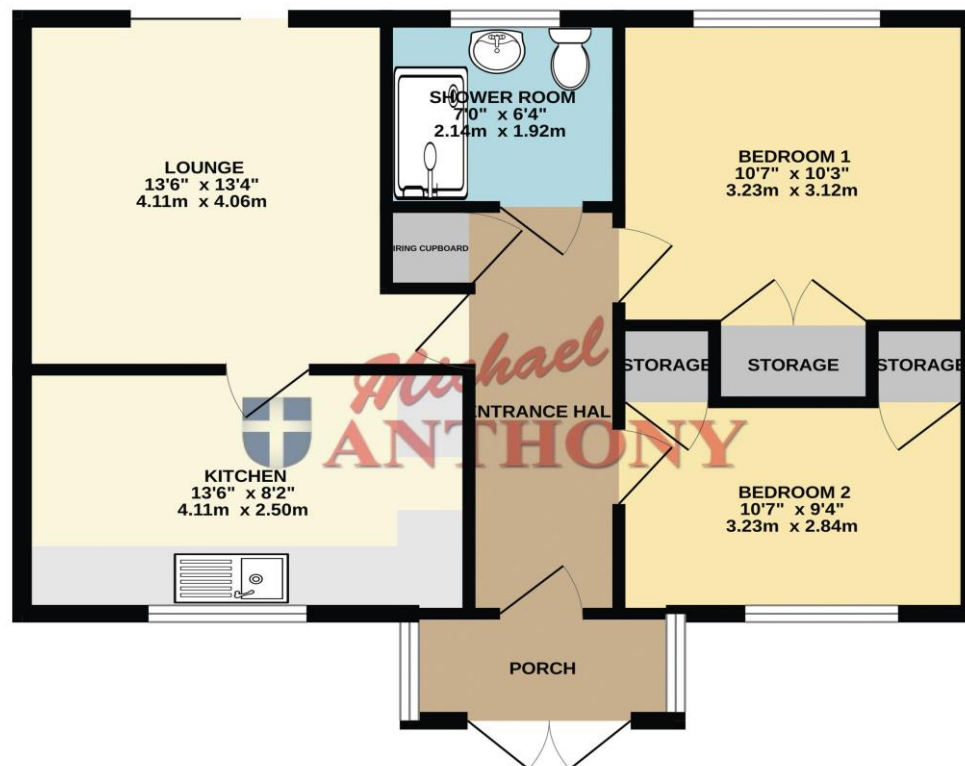
PARKING

Allocated parking.

REAR GARDEN

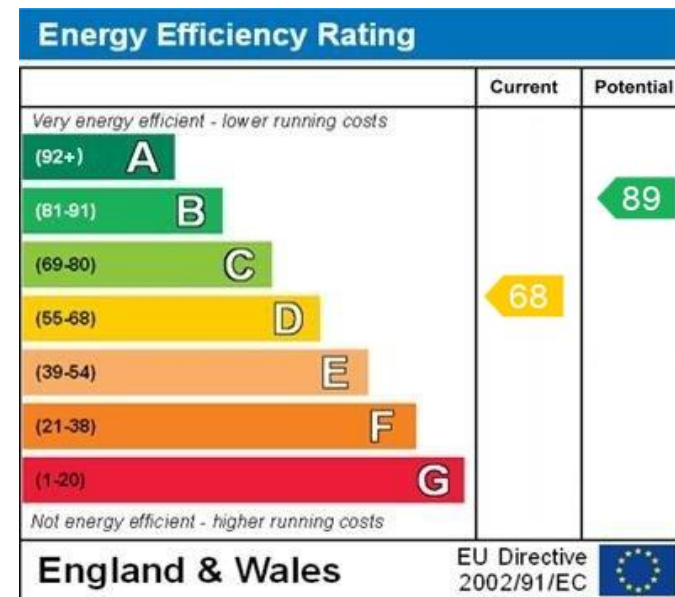
Patio area leading to communal garden.

GROUND FLOOR
600 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA: 600 sq.ft. (55.7 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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