





**£320,000**

Situated in Central Bletchley is this three bedroom semi-detached Victorian home with character features. The property boasts a family bathroom with a separate WC, lounge/diner and kitchen with a butler sink and quartz worktops. Further benefits include an extensive private rear garden.

# Property Description

## ENTRANCE

Door to:

## ENTRANCE HALL

Radiator, stairs rising to first floor, tiled floors.

## LOUNGE/DINING ROOM

Double glazed bay window to front aspect, double glazed window to rear aspect.

Wood burning stove, radiator.

## KITCHEN

Two double glazed windows to rear aspect. Fitted with a range of wall-mounted and base units with quartz work surface and upstand over, integrated washing machine, dishwasher, double oven and induction hob; space for fridge freezer, radiator, porcelain sink unit, splashback, extractor fan, doors to storage and boot room.

## BOOT ROOM

Double glazed frosted door to garden. Door to bathroom.

## BATHROOM

Double glazed frosted window to rear aspect. Bath with shower attachment and overhead shower, wash hand basin in vanity unit, heated towel rail, tiled floor, part tiled walls.

## CLOAKROOM

Double glazed frosted window to side aspect. Low level WC, radiator, part tiled walls, tiled floor.

## LANDING

Doors to bedrooms, storage, loft access.

## BEDROOM ONE

Double glazed bay window to front aspect, double glazed window to front aspect.

Radiator, fireplace.

## BEDROOM TWO

Double glazed window to rear aspect. Radiator, feature fireplace.

## BEDROOM THREE

Double glazed window to rear aspect. Radiator, wall-mounted boiler.

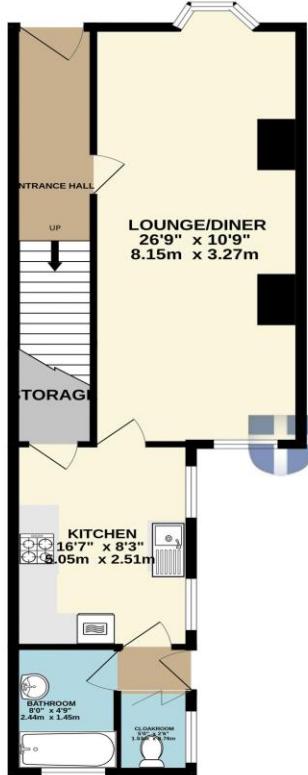
## OUTSIDE

## REAR GARDEN

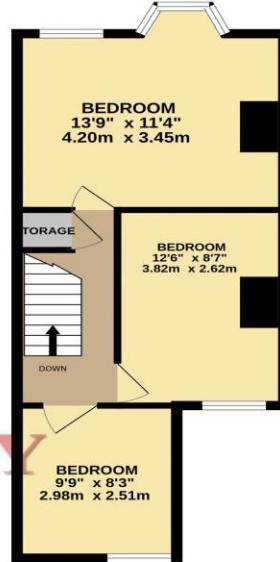
Mainly laid to lawn with patio area, electric point, enclosed by wooden fence panelling.

GROUND FLOOR  
582 sq.ft. (54.0 sq.m.) approx.

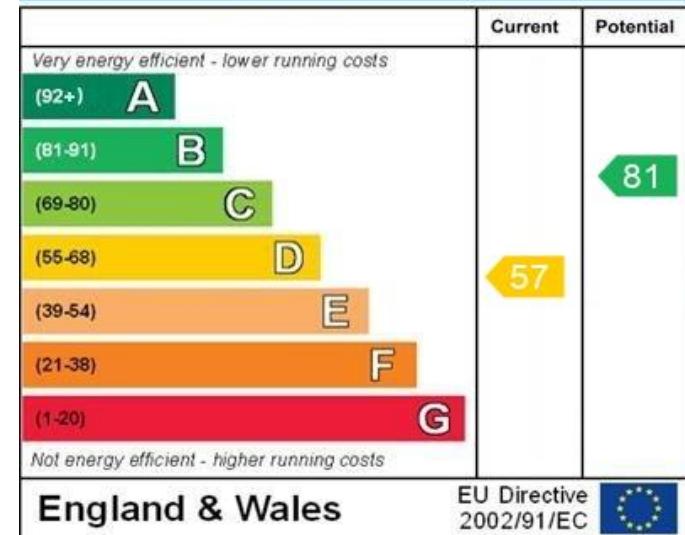
1ST FLOOR  
402 sq.ft. (37.3 sq.m.) approx.



*Michael*  
**ANTHONY**



## Energy Efficiency Rating



TOTAL FLOOR AREA: 984 sq.ft. (91.4 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. The floorplan is for guidance only and should not 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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