





**£310,000**

Located in Central Bletchley is this three-bedroom semi-detached on Birchfield Grove. The property is in need of re-modernisation and offers off-road parking, a private rear garden and separate reception rooms. Further benefits include being within walking distance to the high street and Bletchley train station.

# Property Description

## ENTRANCE

Door to:

## ENTRANCE HALL

Window to side. Stairs rising to first floor, doors to lounge and kitchen, radiator.

## LOUNGE

Window to front aspect. Wall-mounted light, radiator.

## DINING ROOM

Window to rear aspect. Door to lean-to, radiator.

## KITCHEN

Window to rear and side aspects, door to dining room, door to rear garden. Fitted with a range of wall-mounted and base units with rolled edge work surface over, space for washing machine, space for electric oven with gas hob, complementary tiling, porcelain sink with mixer tap, radiator, wall-mounted boiler.

## LANDING

Window to side aspect. Doors to bedrooms and bathroom, loft access, storage cupboard.

## BEDROOM ONE

Window to front aspect. Radiator, built-in wardrobe.

## BEDROOM TWO

Window to rear aspect. Radiator, built-in wardrobe.

## BEDROOM THREE

Windows to front and side aspects. Built-in wardrobe.

## BATHROOM

Obscure window to rear aspect. Low level WC, pedestal wash hand basin, panelled bath, complementary tiling, radiator, wood effect flooring.

## OUTSIDE

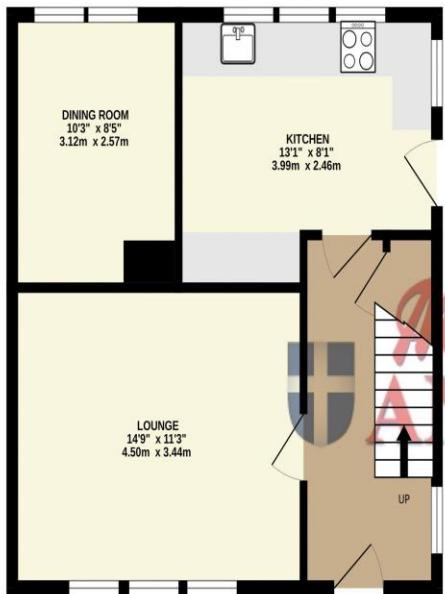
### FRONT GARDEN

Path to front door, driveway, low level wooden fence, flower and shrub beds, spotlights.

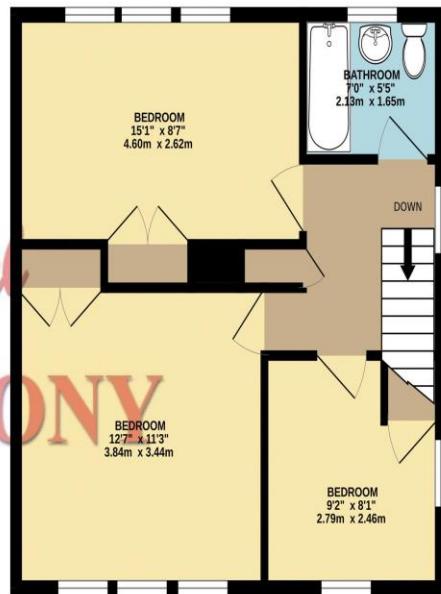
### REAR GARDEN

Lawn area, patio area, pond, greenhouse, flower and shrub beds, outbuildings, spotlights, shingled area.

GROUND FLOOR  
459 sq.ft. (42.6 sq.m.) approx.



1ST FLOOR  
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA: 919 sq.ft. (85.4 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. 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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