





**£390,000**

Situated in a modern development in Bletchley is this three-bedroom detached family home. The property comprises kitchen/diner, lounge, utility and cloakroom. The first floor provides three bedrooms, with an en-suite to the main bedroom and a family bathroom. Externally you have both front and rear gardens with the added benefit of off-road parking.

# Property Description

## ENTRANCE

UPVC door to:

## ENTRANCE HALL

Doors to lounge, kitchen/diner and downstairs cloakroom, stairs rising to first floor.

## CLOAKROOM

Low level WC, pedestal wash hand basin, radiator, tiled splashback, tiled floor.

## LOUNGE

Double glazed windows to side and rear aspects, double glazed double doors to garden. Radiator.

## KITCHEN/DINER

Two double glazed windows to front aspect, double glazed window to side aspect. Fitted with a range of wall-mounted and base units with rolled edge work surface over, one and a half bowl stainless steel sink with mixer tap, integrated: oven, hob and extractor fan, fridge freezer, and dishwasher; breakfast bar, radiator.

## UTILITY

Wall-mounted and base units with rolled edge work surface over, integrated washing machine, radiator.

## LANDING

Double glazed window to side aspect. Doors to bedrooms and bathroom, storage cupboard.

## BEDROOM ONE

Double glazed window to side aspect. Radiator, door to en-suite, loft access.

## EN-SUITE

Heated towel rail, low level WC, pedestal wash hand basin, shower cubicle.

## BEDROOM TWO

Double glazed windows to front and side aspects. Radiator.

## BEDROOM THREE

Double glazed window to front aspect. Radiator.

## BATHROOM

Double glazed frosted window to side aspect. Low level WC, pedestal wash hand basin, bath with power shower over, part tiled walls.

## OUTSIDE

## PARKING

Off-road parking for two cars.

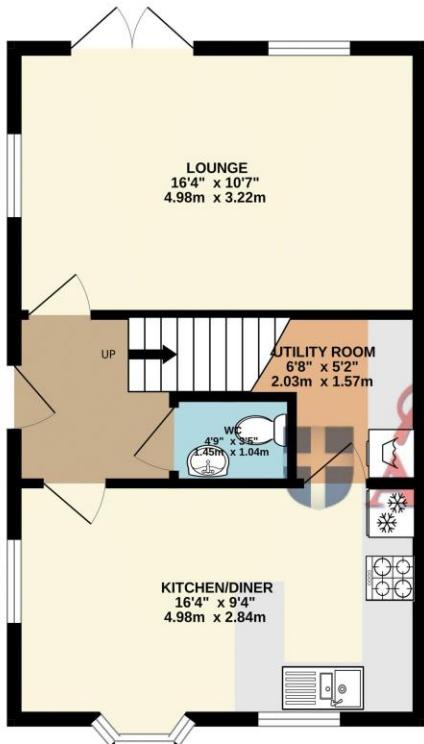
## FRONT GARDEN

Path to front door with gravel area, shrub borders.

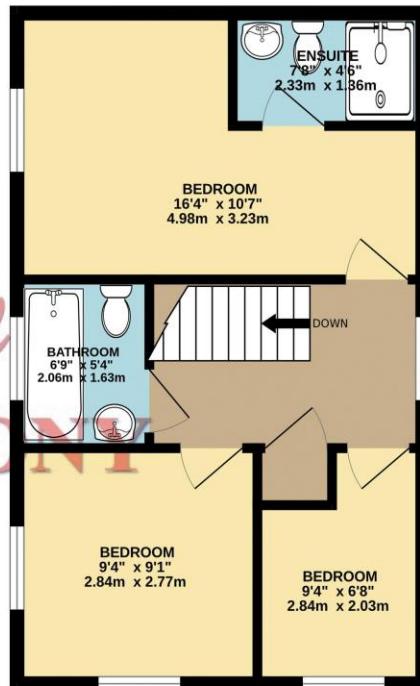
## REAR GARDEN

Mainly laid to lawn with patio area, shed, side gated access, enclosed by wooden fence panelling.

GROUND FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 871 sq ft. (80.9 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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## Energy Efficiency Rating

