





£360,000

Located on the modern development of Newton Leys is this three-bedroom semi-detached family home. The accommodation comprises a lounge, kitchen/diner with integrated appliances leading on to the rear garden, ensuite to main bedroom and a family bathroom. Further benefits include a garage with off-road parking.

Property Description

ENTRANCE

Double glazed door to:

ENTRANCE HALL

Stairs rising to first floor, radiator, storage cupboard.

CLOAKROOM

Low level WC, wash hand basin with mixer tap, splashback tiling, radiator.

LOUNGE

Double glazed window to front aspect. Radiator.

KITCHEN

Double glazed window and double door to rear. Fitted with a range of wall-mounted and base units with work surface over, one and a half bowl composite sink unit with mixer tap, integrated: dishwasher, washing machine, fridge freezer, gas hob with extractor fan over, and electric double oven; wall-mounted boiler, storage cupboard, radiator, part tiled walls.

LANDING

Double glazed window to side aspect. Doors to bedrooms and bathroom, loft access.

BEDROOM ONE

Double glazed window to front aspect. Radiator, built-in wardrobe, door to en-suite.

EN-SUITE

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

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

BEDROOM THREE

Double glazed window to rear aspect. Radiator.

BATHROOM

Low level WC, wash hand basin with mixer tap, panelled bath with shower attachment over and mixer tap, radiator, part tiled walls.

OUTSIDE

GARAGE/PARKING

Garage with up and over door, power and lighting. Off-road parking for two cars.

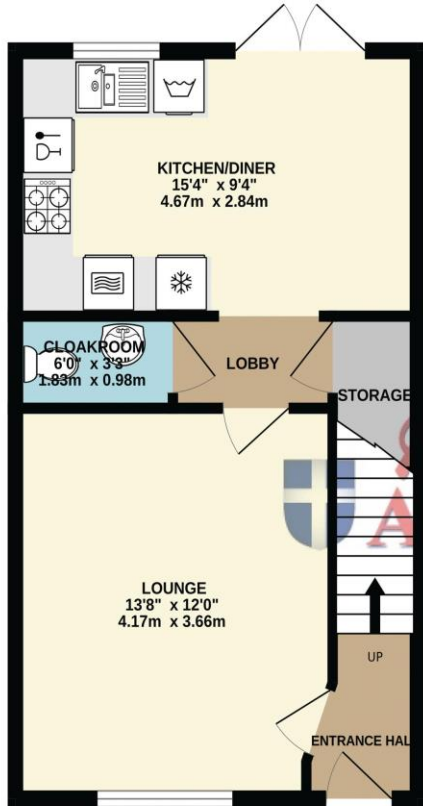
FRONT GARDEN

Laid to lawn with path to front door, outside light.

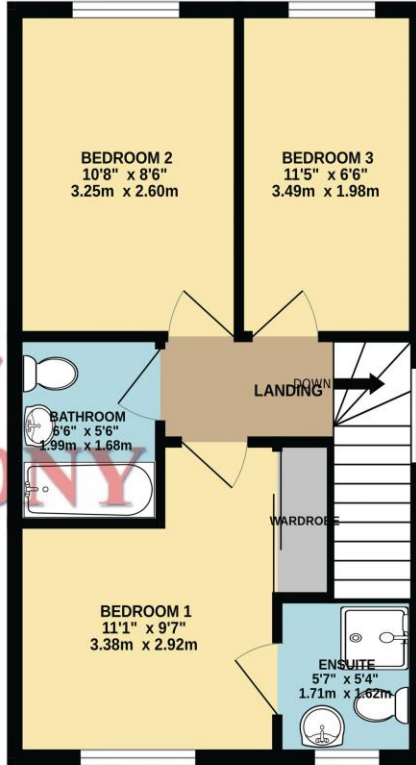
REAR GARDEN

Laid to lawn with patio area, courtesy door to garage, outside tap, side gated access, power point, enclosed by timber fence panelling.

GROUND FLOOR
401 sq.ft. (37.3 sq.m.) approx.



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



Michael
ANTHONY

TOTAL FLOOR AREA : 802 sq.ft. (74.5 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.
Made with Metroplex v2024

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | 93 |
| (81-91) B | 82 | |
| (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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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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