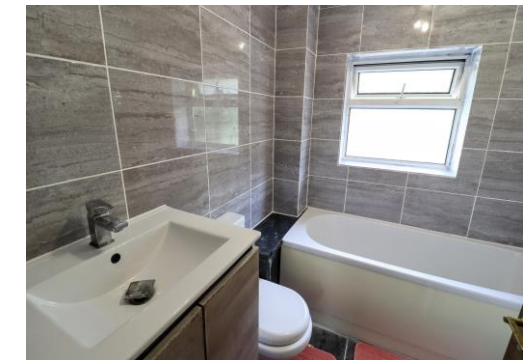






**Offers Over
£300,000**

A three bedroom terraced house situated on the popular Furzton area. The accommodation briefly comprises entrance hall, lounge, kitchen/diner, conservatory and a family bathroom. The property is offered with no upper chain.

Property Description

ENTRANCE

UPVC double glazed door and frosted double glazed window to:

ENTRANCE PORCH

Radiator, tiled floor, wall mounted boiler, door to lounge.

LOUNGE

Double glazed window to front aspect. Two radiators, stairs to first floor, open to kitchen.

KITCHEN/DINER

Double glazed window to rear aspect, double glazed sliding patio door. Range of wall mounted and floor standing units with roll edge work surface over, one and a half stainless steel sink with mixer tap, integrated oven and hob with extractor fan over, space for washing machine and dishwasher.

CONSERVATORY

Double glazed windows to side and rear aspects, double glazed sliding patio door to garden.

LANDING

Doors to bedrooms and bathroom.

BEDROOM ONE

Double glazed window to front aspect. Radiator.

BEDROOM TWO

Double glazed window to rear aspect. Radiator, access to loft space.

BEDROOM THREE

Double glazed window to front aspect. Radiator.

BATHROOM

Frosted double glazed window to rear aspect. Low level w.c., vanity wash hand basin, bath with electric shower over, airing cupboard, tiled walls and floor, radiator.

OUTSIDE

GARAGE & PARKING

Up and over door, parking in front.

FRONT GARDEN

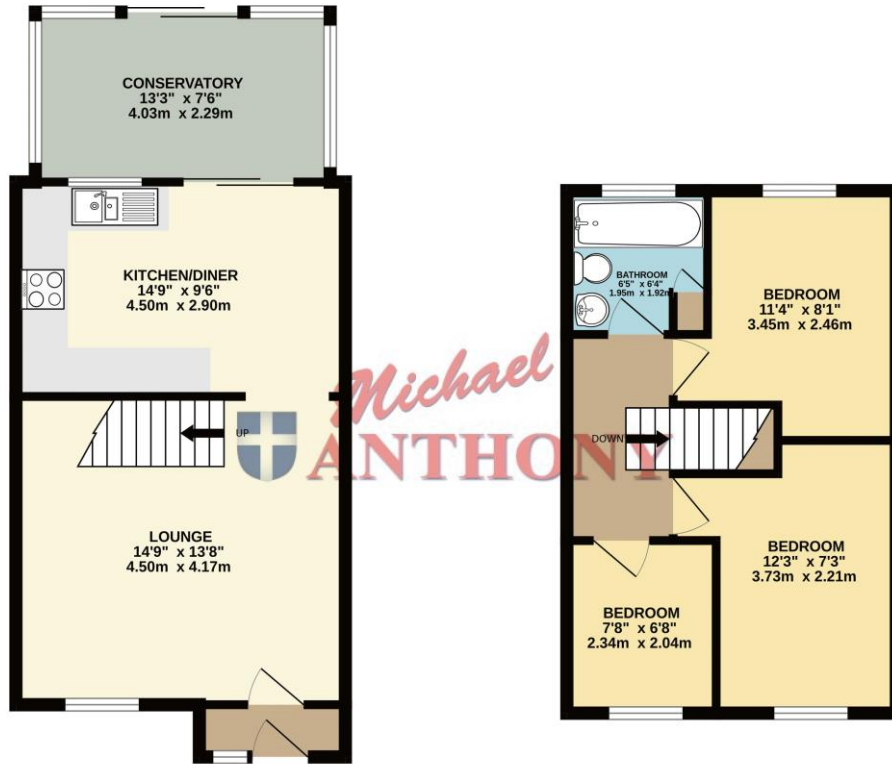
Mainly laid to lawn with bush border, pathway to front door.

REAR GARDEN

Enclosed by wooden fencing panels, slabbed for low maintenance, shed, rear gated access to off road parking.

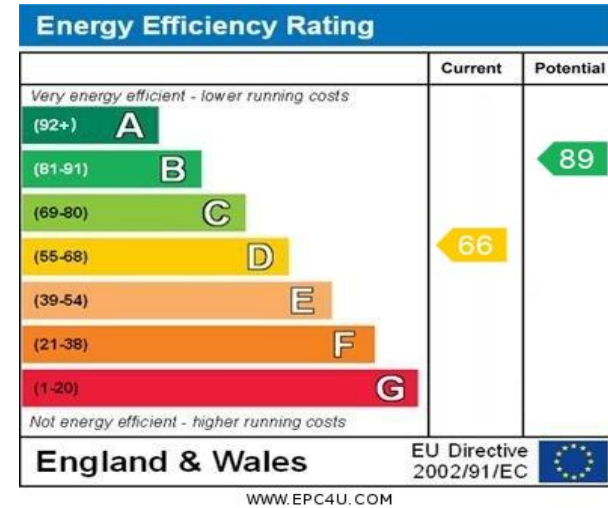
GROUND FLOOR
458 sq.ft. (42.5 sq.m.) approx.

1ST FLOOR
343 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 801 sq.ft. (74.4 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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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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