

# Property details **approval form**

35 Laidon Close, Bletchley, Milton Keynes, Buckinghamshire, England, MK2 3NU

**Date:** 17 April 2025

**Property Ref and Version:** BLE310248 - 0013

# Connells

# Selling your home with us!

## ○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## ○ Price

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offers over £215,000

Tenure: Freehold

## ○ Key Features

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- > Energy Rating: D
- > THREE BEDROOMS
- > MID TERRACED
- > COMMUNAL PARKING
- > POPULAR LAKES ESTATE DEVELOPMENT
- > CURRENTLY TENANTED
- > NO CHAIN

## ○ Short Description

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Connells are pleased to present to the market this three bedroom mid terraced property on the popular lakes estate development in Bletchley.

## ○ Long Description

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Connells are pleased to present to the market this three bedroom mid terraced property on the popular lakes estate development in Bletchley.

The property is currently tenanted and is being sold with no upper chain.

## ○ Directions

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## **Agents Note**

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## ○ Room Description

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### Entrance Hall

Radiator x1

Stairs to First floor

### Downstairs W/C

W/C

Wash hand basin

Partly tiled

### Kichen / Diner

16' 7" x 8' 7" ( 5.05m x 2.62m )

Eye and base units

Double Glazed window to front

Work Surfaces

Stainless steel sink and drainer

Built in Gas Hob

Electric Oven

Radiator x1

Space for washing machine/ fridge freezer

### Lounge / Diner

14' 11" x 13' 11" ( 4.55m x 4.24m )

Double Glazed window and door to rear

Radiator x1

T/V and Telephone point

### Bedroom One

17' 4" Max x 8' 7" ( 5.28m Max x 2.62m )

Double Glazed window to front

Radiator x1

### Bedroom Two

8' 6" x 14' ( 2.59m x 4.27m )

Double Glazed window to rear

Radiator x1

### Bedroom Three

11' 1" x 6' 2" ( 3.38m x 1.88m )

Double Glazed window to rear

Radiator x1

### Bathroom

Double glazed window to front

Bath with mixer tap

Shower over bath

W/C

Wash hand basin

Fully Tiled

Radiator x1

### Rear Garden

Enclosed Timber Fencing

Laid to lawn

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## **○ Room Description**

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Shed  
Patio Area  
Gated access to Rear

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## **○ Room Description**

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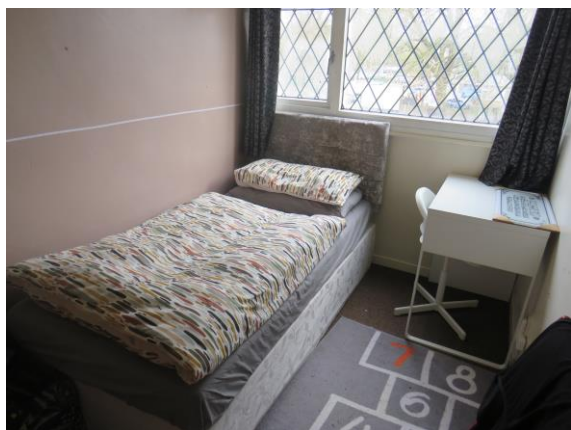
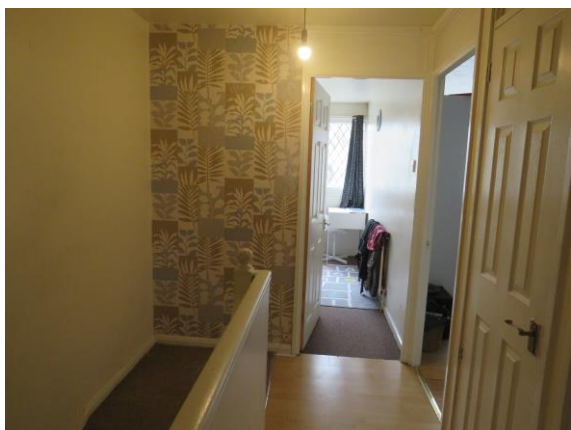
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## ○ Property Images





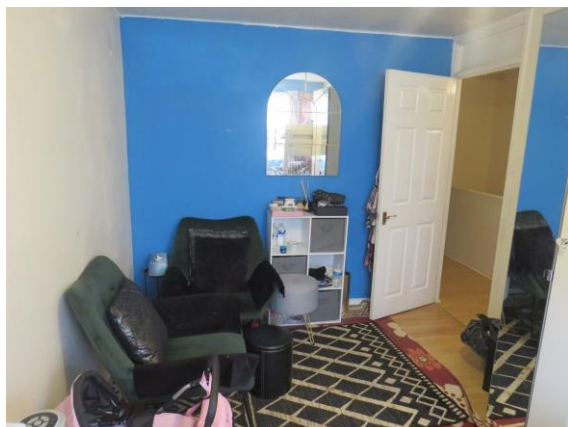
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## ○ Property Images





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## ○ Property Images

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## ☐ Floor Plan

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## ☐ Approval

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	Signature	Date
Naresh Nahar		
Mr A. Coulter		