

# Property details **approval form**

5 Appleby Heath, Bletchley, Milton Keynes, Buckinghamshire, England, MK2 3EH

**Date:** 08 April 2025

**Property Ref and Version:** BLE311268 - 0001

**Not for marketing purposes INTERNAL USE ONLY**

## 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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£300,000

Tenure: Freehold

## ○ Key Features

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- > Energy Rating: A
- > TWO BEDROOM
- > DETACHED BUNGALOW
- > SINGLE GARAGE
- > CUL-DE-SAC LOCATION
- > SOLAR PANELS
- > EPC RATING A

## ○ Short Description

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Rarely offered to the market is this two bedroom detached bungalow located in a quiet cul-de-sac within the highly sought after area of 'Bletchley'. This property benefits from accommodation all on one floor with an entrance porch, lounge/diner, kitchen, conservatory, two bedrooms and a bathroom.

## ○ Long Description

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Rarely offered to the market is this two bedroom detached bungalow located in a quiet cul-de-sac within the highly sought after area of 'Bletchley', benefitting from an epc rating of A with solar panels. This property benefits from accommodation all on one floor with an entrance porch, lounge/diner, kitchen, conservatory, two bedrooms and a bathroom. Outside there is driveway parking and a single garage.

This properties location benefits from being within easy access to local amenities, such as shops, and transport links namely Bletchley mainline train station, the bus station and the M1 and A5 road networks.

## ○ Directions

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## ○ Agents Note

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## ○ Room Description

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### **Entrance Porch**

Double glazed window to side aspect. Electric wall mounted heater.

### **Living Room**

12' 10" x 12' 4" ( 3.91m x 3.76m )

A well-proportioned living room with a double glazed window to front aspect and a wall mounted electric heater.

### **Kitchen**

10' 5" x 9' 4" ( 3.17m x 2.84m )

A range of wall and base level units. Space for a cooker and washing machine. Stainless steel sink and drainer. Wall mounted electric heater.

### **Conservatory**

9' 6" x 9' 6" ( 2.90m x 2.90m )

Double glazed windows surround. Door to access the garden.

### **Bedroom One**

10' 1" x 9' 7" ( 3.07m x 2.92m )

A double bedroom benefitting from a built-in wardrobe. Double glazed window to front aspect. Wall mounted electric heater.

### **Bedroom Two**

9' 6" x 6' 6" ( 2.90m x 1.98m )

Built-in wardrobe. Double glazed window to rear aspect. Wall mounted electric heater.

### **Bathroom**

A three-piece suite to include WC, Pedastal wash hand basin and a bath with a shower attached. Double glazed opaque window to rear aspect. Electric heated towel rail.

### **Outside**

#### **Rear Garden**

Enclosed primarily by timber fencing. Patio throughout.

### **Single Garage**

16' 2" x 8' 3" ( 4.93m x 2.51m )

A single garage with an up and over door. Power and lighting.

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## ○ Property Images





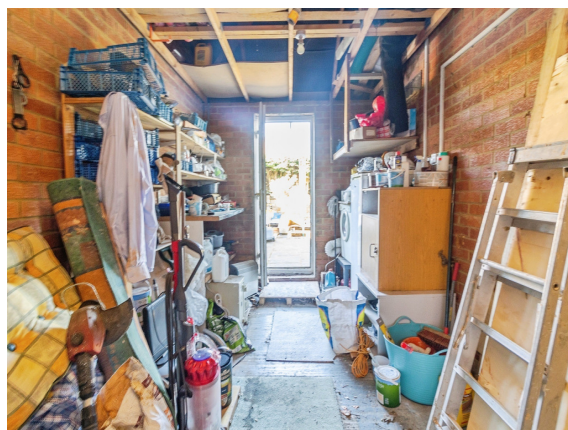
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## ○ Property Images





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## ○ **Property Images**

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## ○ Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## ○ Approval

	Signature	Date
Luke Dillow		
Mr W. Smith		