



**Connells**

Duncombe Street  
Bletchley **MILTON KEYNES**



## Property Description

Offered to market with no onward chain is this three bedroom mid-terraced property situated in the convenient and desirable location of 'Water Eaton'. The accommodation comprises entrance hall, living room, dining room, kitchen and family bathroom all on the ground floor. To the first floor there are three bedrooms well-proportioned bedrooms. The property also benefits from the government led GBIS wall insulation which has been fitted recently.

The property is conveniently located for the local amenities in the area and provides excellent transportation links with Bletchley train station a short 4 minutes' drive away. Milton Keynes University Hospital is only a short 8-minute distance away and the popular Brunel Shopping Centre is a 2 minutes' drive from Duncombe Street. The house is conveniently located for local amenities, including shops, doctors' surgeries, supermarkets, and pubs.

## Entrance Hall

Enter via a UPVC front door with an obscure window. Wall mounted radiator. Access to living room, dining room and staircase to the first floor.

## Living Room

11' 11" x 10' 4" ( 3.63m x 3.15m )  
Enter from the entrance hall. UPVC double-glazed window to front aspect. Wall mounted radiator.

## Dining Room

11' 11" x 10' 7" ( 3.63m x 3.23m )  
Enter from the entrance hall. UPVC double-glazed window to rear aspect. Wall mounted radiator. Access to the kitchen.

## Kitchen

10' 11" x 8' 10" ( 3.33m x 2.69m )  
Enter from the dining room. A range of wall

and base level units. Space for a cooker and a fridge freezer. Built-in storage cupboard situated under the stairs. Extractor fan. Stainless steel sink and drainer. UPVC double-glazed window to side aspect. Access to the rear lobby.

## Rear Lobby

Enter from the kitchen. Built-in storage cupboard and UPVC door to side aspect to access the garden. Access to bathroom and separate WC.

## Bathroom And Wc

Enter from the rear lobby. Wash hand basin and bathtub, separate WC. Extractor fan. Wall mounted radiator. UPVC double-glazed obscure window to rear aspect.

## First Floor

## Landing

Rise from entrance hall. Built-in storage cupboard. Access to the loft. Access to all three bedrooms.

## Bedroom One

13' 8" x 11' 11" ( 4.17m x 3.63m )  
A double bedroom benefitting from UPVC double-glazed window to front aspect and a wall mounted radiator.

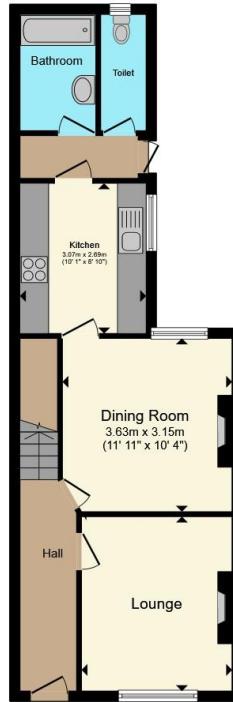
## Bedroom Two

12' x 8' ( 3.66m x 2.44m )  
UPVC double-glazed window to rear aspect and wall mounted radiator.

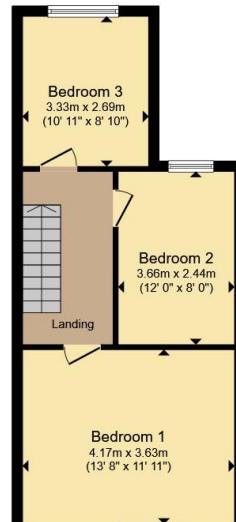
## Bedroom Three

10' 11" x 8' 10" ( 3.33m x 2.69m )  
UPVC double-glazed window to rear aspect, wall mounted radiator and built-in storage cupboard.





**Ground Floor**



**First Floor**

Total floor area 91.9 m<sup>2</sup> (989 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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EPC Rating: C    Council Tax  
Band: A

Tenure: Freehold



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