





£325,000

Positioned in a cul-de-sac location on Browning Crescent on the Poets Estate in Far Bletchley, is this three bedroom semi detached family home. The property boasts a lounge, dining room and conservatory. Further benefits include a private low maintenance rear garden and being sold with no upper chain.

Property Description

ENTRANCE

UPVC double glazed front door, obscure double glazed windows to front and side aspects. Storage cupboard. Door to entrance hall.

ENTRANCE HALL

Radiator, stairs to first floor, door to lounge.

LOUNGE

Double glazed window to front aspect. Radiator, opening to dining room.

DINING ROOM

Radiator, door to conservatory, opening to kitchen.

CONSERVATORY

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

KITCHEN

Double glazed window to side aspect. Range of wall mounted and floor standing units with roll edge work surface over, stainless steel sink with mixer tap, integrated oven and gas hob with extractor fan over, space for washing machine and fridge/freezer, tiled splashback, door to garden.

LANDING

Double glazed window to side aspect. Access to loft space, doors to bedrooms and bathroom.

BEDROOM ONE

Double glazed window to front aspect. Radiator.

BEDROOM TWO

Double glazed window to rear aspect. Storage cupboard, radiator.

BEDROOM THREE

Double glazed window to front aspect. Storage cupboard, radiator.

BATHROOM

Frosted double glazed window to rear aspect. Pedestal wash hand basin, low level w.c., bath with individual taps over, part tiled walls, radiator.

OUTSIDE

GARAGE

Two windows to side aspect. Up and over door, courtesy door to garage.

FRONT GARDEN

Block paved driveway providing off road parking for two/three cars, gate to garage and garden.

REAR GARDEN

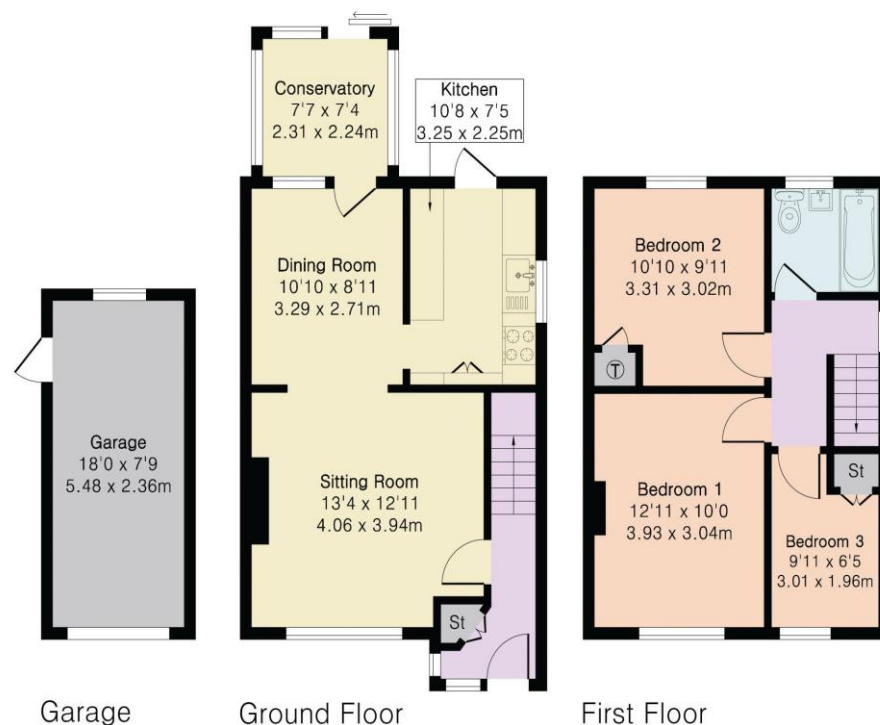
Side access to garage, fully enclosed by wooden fencing, laid to paving with flower and shrub beds and borders.

**Approximate Gross Internal Area 883 sq ft - 82 sq m
(Excluding Garage)**

Ground Floor Area 480 sq ft – 45 sq m

First Floor Area 403 sq ft – 37 sq m

Garage Area 139 sq ft – 13 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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