





**£360,000**

Located on the sought after Trees Estate in Bletchley the property is in our opinion an immaculately presented three bedroom terraced. The property boasts being fully refurbished throughout offering a refitted kitchen/diner, downstairs cloakroom and refitted family bathroom. The rear garden features a stylish tiled patio area, ideal for outdoor seating and entertaining with steps leading to a lawn area. The property is being sold with no upper chain.

# Property Description

## **ENTRANCE**

Composite door to entrance hall.

## **ENTRANCE HALL**

Stairs to first floor, radiator, doors to cloakroom and lounge, open to kitchen.

## **CLOAKROOM**

Low level w.c., corner basin and vanity unit, tiled splash back, tiled floor, radiator.

## **LOUNGE**

Double glazed window to front aspect. Radiator.

## **KITCHEN/DINER**

Double glazed window to rear aspect, double glazed double doors to garden. Wall mounted and floor standing units with square edge work surface over and upstand, sink with mixer tap, breakfast bar area, double oven, electric hob with extractor fan over, integrated fridge/freezer, dishwasher and washing machine, drink cooler, tiled floor, radiator.

## **LANDING**

Storage cupboard, radiator, access to boarded loft space with ladder, doors to bedrooms and bathroom.

## **BEDROOM ONE**

Double glazed window to rear aspect. Radiator, fitted wardrobes.

## **BEDROOM TWO**

Double glazed window to front aspect. Radiator.

## **BEDROOM THREE**

Double glazed window to front aspect. Radiator, storage cupboard.

## **BATHROOM**

Frosted double glazed window to rear aspect. Low level w.c. vanity wash hand basin, 'P' shaped bath with power shower over, tiled wall and floor, heated towel rail.

## **OUTSIDE**

### **FRONT GARDEN**

Block paved with gravel path to front door.

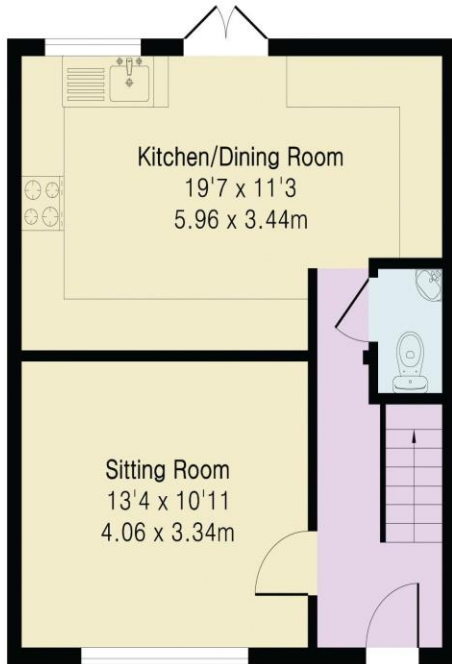
### **REAR GARDEN**

Patio area, raised patio area, mainly laid to lawn, enclosed by wooden fencing panels.

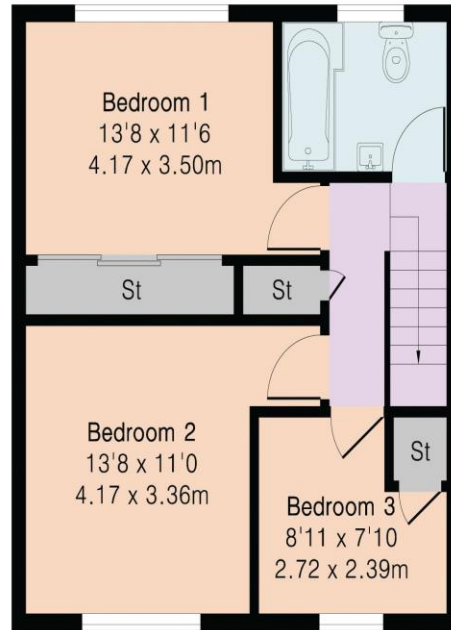
# Approximate Gross Internal Area 886 sq ft - 82 sq m

Ground Floor Area 443 sq ft – 41 sq m

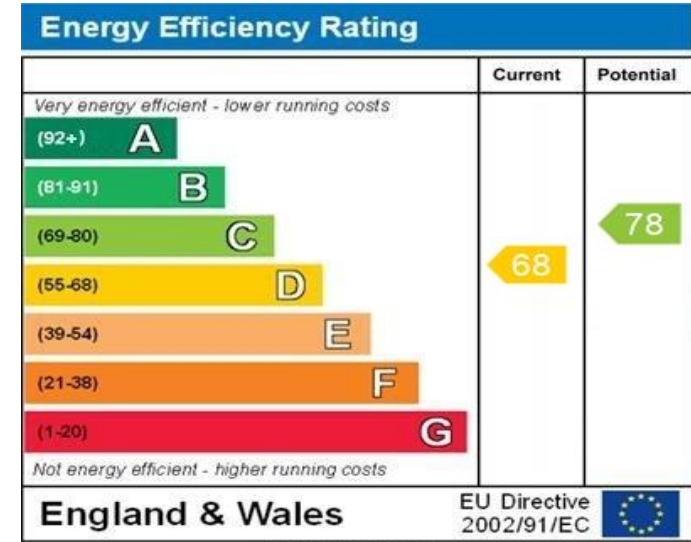
First Floor Area 443 sq ft – 41 sq m



Ground Floor



First Floor



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