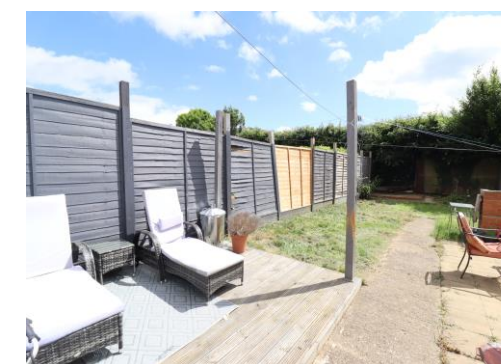






**£255,000**

Located in West Bletchley on Westminster Drive is this three bedroom terraced home. The property boasts lounge, kitchen/diner, conservatory and a private rear garden. Further benefits include being offered for sale with no upper chain.

# Property Description

## ENTRANCE

Storm porch over UPVC door to:

## ENTRANCE HALL

Stairs rising to first floor, radiator, tiled floor, door to lounge and kitchen/diner.

## LOUNGE

Double glazed window to the front aspect. Radiator, door to kitchen/diner.

## KITCHEN/DINER

Double glazed sliding patio door to conservatory, double glazed door and window to rear aspect. Range of wall mounted and floor standing units with work surface over, stainless steel one and a half bowl single drainer sink with mixer tap, built in oven with induction hob and extractor fan over, space for fridge/freezer, space for dishwasher, radiator, tiled floor.

## CONSERVATORY

Brick base UPVC double glazed conservatory, tiled floor, door to garden.

## LANDING

Airing cupboard housing a lagged hot water cylinder and shelving, ceiling light.

## BEDROOM ONE

Two double glazed windows to front aspect. Radiator.

## BEDROOM TWO

Double glazed window to the rear aspect. Built in wardrobes, radiator.

## BEDROOM THREE

Double glazed window to the front aspect. Built in cupboards, loft access, radiator.

## BATHROOM

Obscure double glazed window to rear aspect. Panelled bath with mixer tap and shower attachment over, pedestal wash hand basin, radiator, fully tiled walls.

## SEPARATE W.C.

Obscure double glazed window to rear aspect. Low level w.c., tiled floor.

## OUTSIDE

### FRONT GARDEN

Mainly laid to lawn, footpath leading to the front door.

### REAR GARDEN

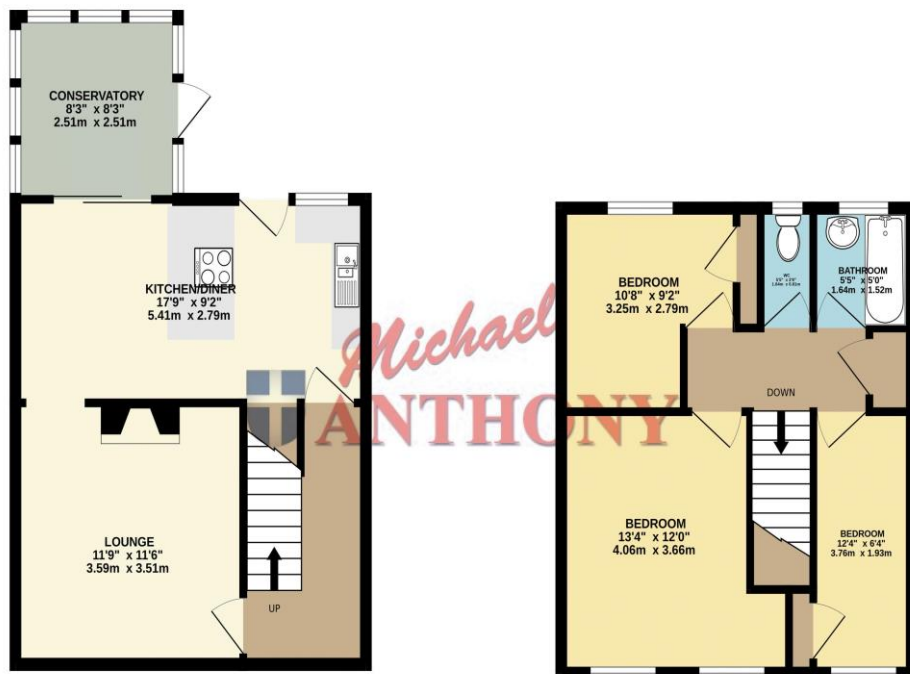
Decked, lawn and patio areas, fully enclosed by timber fencing panels, private and enclosed.

### OUTBUILDING

Space for washing machine, tumble dryer and freezer, power and light, tiled floor.

GROUND FLOOR  
432 sq.ft. (40.2 sq.m.) approx.

1ST FLOOR  
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 803 sq.ft. (74.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 70 C    | 76 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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