





£210,000

A three bedroom duplex maisonette, situated in West Bletchley. This property benefits from entrance hall, lounge/diner, kitchen, bathroom and separate w.c. An ideal first time buy or investment opportunity.

Property Description

ENTRANCE

Communal outside concrete stairs leading to front door. UPVC door to entrance hall.

ENTRANCE HALL

Storage cupboard, radiator, doors to kitchen and lounge/diner.

LOUNGE/DINER

Two double glazed windows to rear aspect, double glazed door to balcony. Feature fireplace, radiator.

KITCHEN

Double glazed window to front aspect. Range of wall mounted and floor standing units with roll top work surface over, stainless steel sink with mixer tap, space for cooker, space for washing machine and fridge/freezer, storage cupboard, radiator, hatch to lounge/diner.

LANDING

Access to loft space, doors to bedrooms, separate w.c., and bathroom.

BEDROOM ONE

Double glazed window to rear aspect. Radiator.

BEDROOM TWO

Double glazed window to rear aspect. Built in wardrobe and storage cupboard.

BEDROOM THREE

Double glazed window to front aspect. Radiator.

SEPARATE W.C.

Frosted double glazed window to front aspect. Low level w.c., Part tiled walls.

BATHROOM

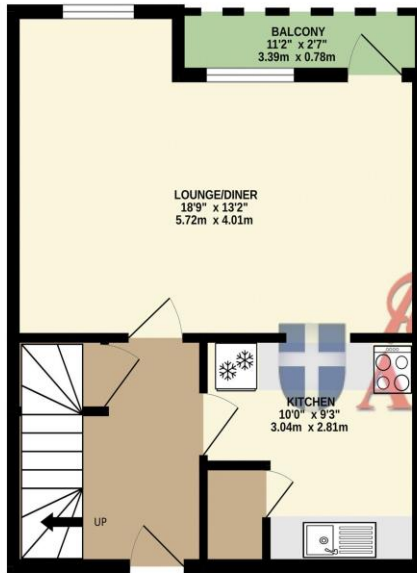
Frosted double glazed window to front aspect. Radiator, vanity wash hand basin, bath with electric shower over, tiled walls and floor.

OUTSIDE

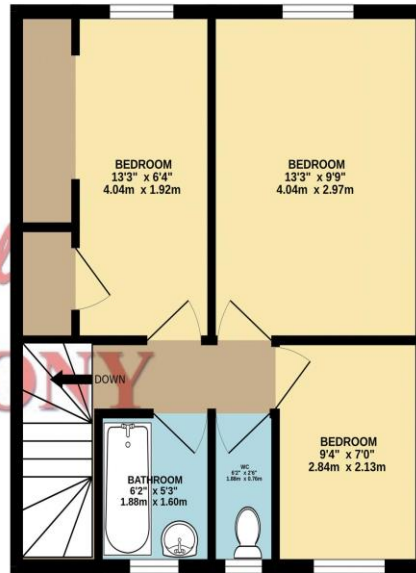
PARKING

Communal parking.

GROUND FLOOR
392 sq.ft. (36.4 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA: 812 sq.ft. (75.4 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		74 C
55-68	D	66 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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