





**Offers in Excess of
£350,000**

Situated in a quiet and sought after cul-de-sac, is this well presented three bedroom semi detached. The property boasts a downstairs cloakroom, separate reception rooms, conservatory and a private rear garden. Further benefits include a modern kitchen, family room and a garage with ample off road parking.

Property Description

COVERED ENTRANCE

UPVC double glazed front door with obscure double glazed inset to:

ENTRANCE HALL

Radiator, stairs to first floor, understairs storage cupboard housing wall mounted boiler and washing machine, doors to lounge and kitchen.

LOUNGE

Double glazed bay window to front aspect. Radiator, laminate wood flooring, door to dining room.

DINING ROOM

Radiator, laminate flooring, radiator, flow through to kitchen, flow through to conservatory.

CONSERVATORY

UPVC double glazed windows to front and side aspects and double glazed French doors to rear garden. Laminate flooring, radiator, insulated roof.

KITCHEN

Window to conservatory Fitted with a 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, complimentary tiling, space for slimline dishwasher, built in fridge, built in freezer, built in electric double oven with gas hob with extractor hood over, 'Amtico' flooring, archway to inner hall.

INNER HALL

UPVC double glazed door to garden. 'Amtico' flooring, door to cloakroom.

CLOAKROOM

Obscure double glazed window to side aspect. Low level w.c., wall mounted wash hand basin with mixer tap, extractor fan, laminate flooring.

LANDING

Double glazed window to side aspect. Storage cupboard with shelving, access to loft space, doors to bedrooms, shower room and separate w.c.

BEDROOM ONE

Double glazed window to front aspect. Radiator, fitted wardrobes with sliding door, built in wardrobe.

BEDROOM TWO

Double glazed window to rear aspect. Built in wardrobe, wood effect flooring, radiator.

BEDROOM THREE

Double glazed window to front aspect. Radiator, built in cupboard.

SHOWER ROOM

Obscure double glazed window to rear aspect. Walk in double shower with raindrop shower head and splash back tiling, vanity wash hand basin with mixer tap, radiator.

SEPARATE W.C.

Obscure double glazed window to side aspect. Wall mounted wash hand basin, low level w.c.

OUTSIDE

GARAGE

Up and over door, power and light.

FRONT GARDEN

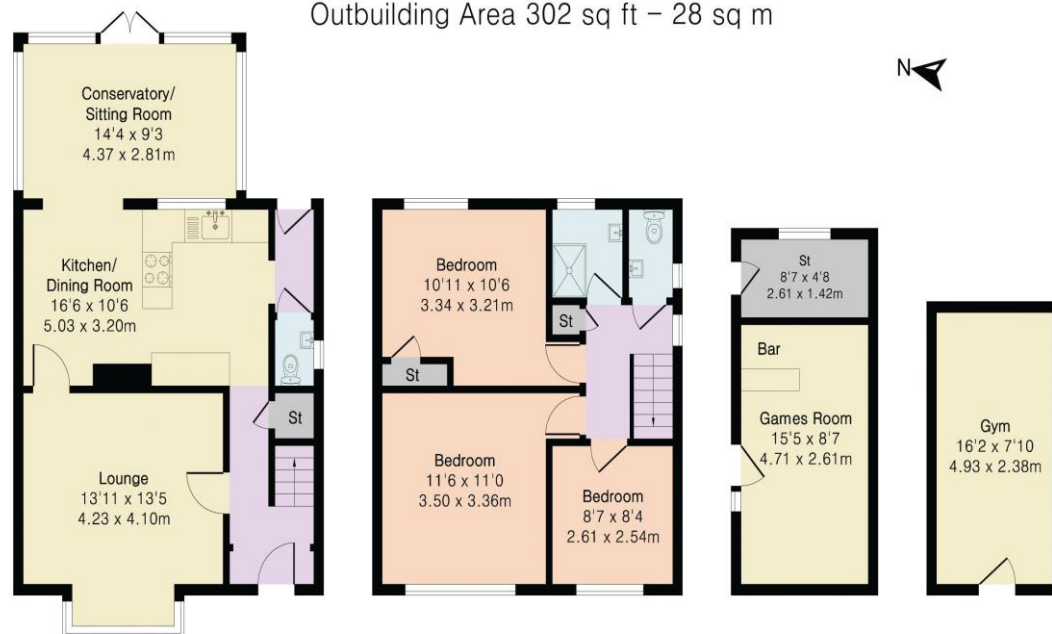
Driveway providing off road parking for several cars, side gated access, security light.

**Approximate Gross Internal Area 1031 sq ft - 96 sq m
(Excluding Outbuilding)**

Ground Floor Area 595 sq ft – 55 sq m

First Floor Area 436 sq ft – 41 sq m

Outbuilding Area 302 sq ft – 28 sq m



Ground Floor

First Floor

Outbuilding

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	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

190 Queensway Bletchley Milton Keynes MK2 2ST
01908 648 666 | bletchley@maea.co.uk