





**£425,000**

Positioned on the non estate location of Rickley Lane in Old Bletchley is a two bedroom detached bungalow. The property boasts having a refitted kitchen, separate lounge and dining room, conservatory and a well maintained rear garden. Further benefits include a car port and driveway and being sold with no upper chain.

# Property Description

## **ENTRANCE**

Door to entrance porch.

## **ENTRANCE PORCH**

Frosted double glazed windows to front and side aspects. Door to entrance hall.

## **ENTRANCE HALL**

Radiator, doors to bedrooms one, two, shower room, lounge and kitchen, double doors to storage cupboard, radiator.

## **LOUNGE**

Double glazed windows to front and side aspects. Radiator, open to dining room.

## **DINING ROOM**

Two double glazed windows to rear aspect, double glazed door to conservatory. Radiator, open to kitchen.

## **KITCHEN**

Double glazed window to rear aspect. Range of wall mounted and floor standing units with work surface over, one and a half stainless steel sink, integrated oven and hob with extractor fan over, space for washing machine and small fridge/freezer.

## **CONSERVATORY**

Double glazed windows to rear and side aspects, double glazed door to garden.

## **BEDROOM ONE**

Double glazed window to rear aspect. Radiator.

## **BEDROOM TWO**

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

## **SHOWER ROOM**

Frosted double glazed window to side aspect. Low level w.c. pedestal wash hand basin, corner shower with electric shower, radiator, wall mounted extractor fan.

## **OUTSIDE**

### **LEAN TO/GARAGE**

Double glazed windows to side aspect. Up and over door, power.

### **PARKING**

Block paved driveway providing off road parking.

### **FRONT GARDEN**

Mainly laid to lawn with part gravel, flower/shrub border, tree.

### **REAR GARDEN**

Door to three storage areas, door to lean to, mainly laid to lawn with patio area, enclosed by wooden fencing panels, greenhouse, gravel space, flower border, side gate.

**Approximate Gross Internal Area 854 sq ft - 79 sq m**  
**(Excluding Garage & Outbuilding)**  
 Garage Area 221 sq ft – 21 sq m  
 Outbuilding Area 72 sq ft – 7 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	77
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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