





**Offers in Excess of
£300,000**

Located in George Street in Fenny Stratford is this three bedroom bay fronted terraced property which is finished to a high specification. The property boasts an open plan lounge/diner, a refitted kitchen and a refitted four piece family bathroom. Further benefits include a low maintenance landscaped rear garden and being offered for sale with no upper chain.

Property Description

ENTRANCE

Frosted double glazed door to entrance hall.

ENTRANCE HALL

Stairs to first floor, door to lounge/diner.

LOUNGE/DINER

Double glazed bay window to front aspect and double glazed window to rear aspect. Two radiators, door to storage cupboard, open to kitchen.

KITCHEN

Double glazed window to side aspect, double glazed door to garden. Range of wall mounted and floor standing units with stone work surface over, integrated oven and microwave with extractor fan over, integrated fridge, washing machine, freezer and dishwasher, inset sink with mixer tap, wall mounted boiler, tiled floor, door to bathroom.

BATHROOM

Double glazed window to rear aspect. Low level w.c. pedestal wash hand basin, heated towel rail, corner shower, corner bath, part tiled walls, tiled floor.

LANDING

Doors to bedrooms and storage cupboard. (Access to loft in storage cupboard.)

BEDROOM ONE

Double glazed window to front aspect. Radiator.

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

BEDROOM THREE

Double glazed window to rear aspect. Radiator.

OUTSIDE

PERMIT PARKING

Permit parking on street.

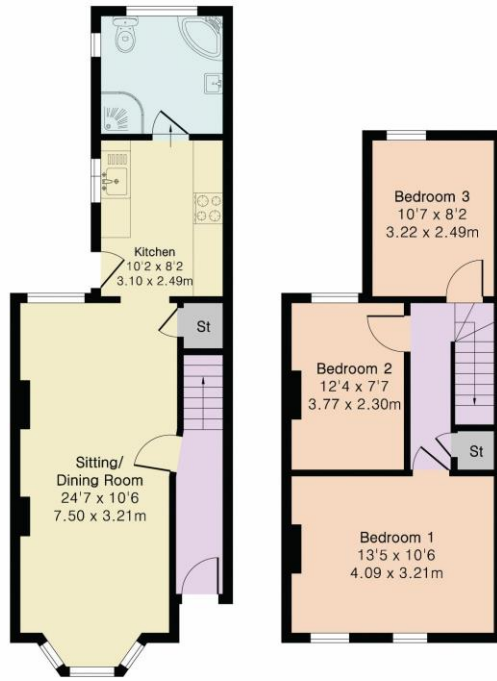
FRONT GARDEN

Enclosed by brick wall, pathway to front door, artificial grass.

REAR GARDEN


Artificial grass and patio area, enclosed by wooden fencing panels and brick wall, shed, flower border, side gate to priority passage to next door garden.

Approximate Gross Internal Area 857 sq ft - 79 sq m
 Ground Floor Area 464 sq ft – 43 sq m
 First Floor Area 393 sq ft – 36 sq m



Ground Floor

First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

WWW.EPC4U.COM



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.



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