





**Offers in Excess of
£335,000**

Situated in Far Bletchley, this three-bedroom semi-detached family home is offered with NO ONWARD CHAIN. The property comprises separate reception rooms including a lounge and dining room, along with a kitchen and family shower room. Externally you have a rear garden with hot tub and spacious log cabin. Further benefits include off road parking for multiple vehicles.

Property Description

ENTRANCE PORCH

Single glazed wooden door to entrance porch, single glazed windows to front and side aspects. Composite door to entrance hall.

ENTRANCE HALL

Frosted double glazed window to side aspect. Stairs to first floor, radiator, doors to lounge and kitchen.

LOUNGE

Double glazed window to front aspect. Electric feature fireplace, radiator.

KITCHEN

Double glazed windows to side and rear aspects, double glazed door to side. Range of wall mounted and floor standing units with square edge work surface, integrated oven and microwave, integrated electric hob, extractor hood, one and a half composite sink with mixer tap, part tiled walls, space for fridge/freezer, space for dishwasher and washing machine, radiator, door to dining room.

DINING ROOM

Double glazed window to rear aspect. Radiator.

SIDE PASSAGE

Single glazed door to front aspect, frosted double glazed door to rear, doors to three outbuildings, double glazed window to side aspect.

LANDING

Double glazed window to side aspect. Access to loft space, storage cupboard housing wall mounted boiler, doors to bedrooms and bathroom.

BEDROOM ONE

Double glazed window to front aspect. Radiator, two storage cupboards.

BEDROOM TWO

Double glazed window to rear aspect. Radiator, built in wardrobe.

BEDROOM THREE

Double glazed windows to front and side aspects. Radiator, storage cupboard.

BATHROOM

Frosted double glazed window to rear aspect. Low level w.c., heated towel rail, panelled bath with shower attachment over mixer tap, vanity wash hand basin with mixer tap, shower cubicle, fully tiled walls.

OUTSIDE

PARKING

Block paved driveway providing off road parking.

FRONT GARDEN

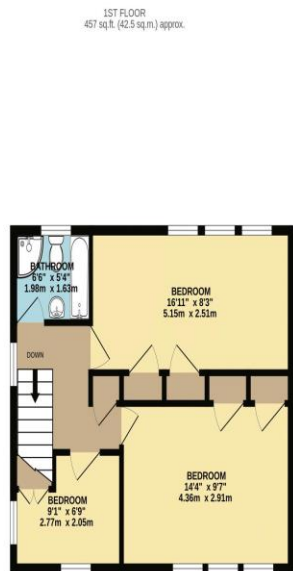
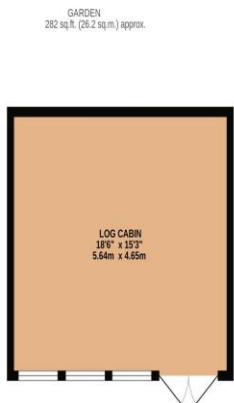
Pathway to front door, power point, bush border, outside light.

REAR GARDEN

Laid to lawn with patio area, mature trees, enclosed by timber fencing panels, hot tub, built in BBQ, outside tap.

LOG CABIN

Double wooden doors to front, single glazed window to front, power and lights.



TOTAL FLOOR AREA: 1391 sq.ft. (129.2 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	59	65
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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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