





Guide Price
£285,000

Located on the popular Eaton Mill estate in Bletchley is a three bedroom Semi detached home. The property is in need of remodernisation throughout but does benefit from a lounge, dining area, kitchen, garage with off road parking and a private rear garden. Further benefits include being sold with no upper chain.

Property Description

ENTRANCE PORCH

UPVC door to hall:

ENTRANCE HALL

Stairs to first floor. Radiator, double doors to lounge.

LOUNGE

Double glazed window to front aspect. Feature fireplace, storage cupboard under stairs, radiator, opening to dining room.

DINING ROOM

Double glazed window to rear aspect. Door to kitchen, radiator, opening to lounge.

KITCHEN

Double glazed windows to side and rear aspect. Double glazed door to garden, wall and base units, roll top worktop, stainless steel sink with mixer tap, integrated double oven and electric hob and extractor fan, tiled splashback, space for washing machine and under counter fridge freezer.

LANDING

Double glazed window to side aspect. Loft access, doors to bedroom one, two and three and wet room.

BEDROOM ONE

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

BEDROOM TWO

Double glazed window to rear aspect. Radiator, airing cupboard with storage.

BEDROOM THREE

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

WET ROOM

Frosted double glazed window to rear aspect. Low level w.c, basin, shower, tiled walls, radiator.

OUTSIDE

GARAGE/PARKING

Single glazed window to rear aspect. Up and over door, power and lights.

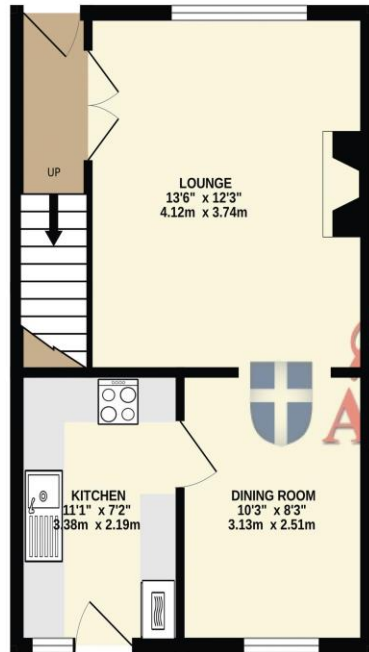
FRONT GARDEN

Mainly laid gravel area. Flower and shrub borders. Off road parking.

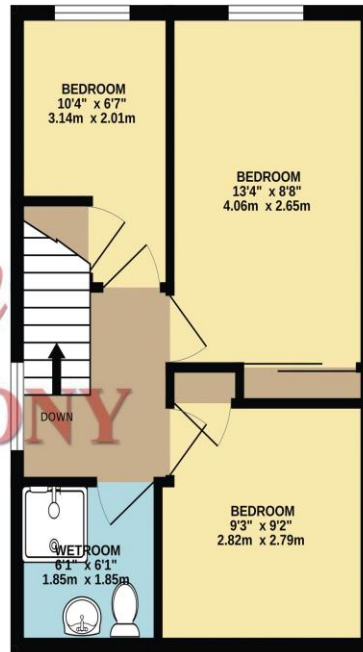
REAR GARDEN

Patio area. Doorway to garage, flower and shrub borders, outside tap, wooden barn style gate side access.

GROUND FLOOR
360 sq.ft. (33.4 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 726 sq.ft. (67.5 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	67 D	77 C
81-91	B		
69-80	C		
55-68	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

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