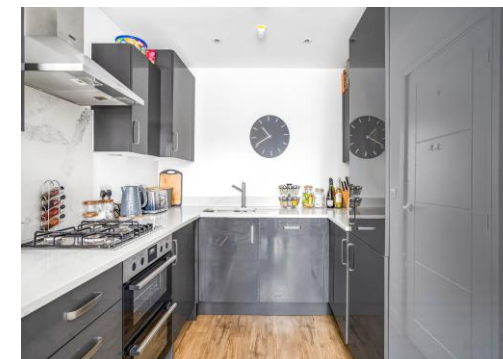






£415,000

Located on the modern development of Glebe Farm is a four bedroom end of terrace town house. The properties accommodation is split over three floors, the ground floor offers the downstairs cloakroom, kitchen/diner and lounge. The first floor comprises of bedrooms two, three, four and the the family bathroom. The main bedroom with en suite is on the second floor. Further benefits include a low maintenance rear garden and two car ports.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Amtico flooring, stairs rising to first floor, door to lounge, door to kitchen/diner, door to en-suite, door to storage cupboard, radiator, under stairs storage cupboard.

CLOAKROOM

Amtico flooring, pedestal hand wash basin with mixer tap, radiator, extractor fan, low level w.c.

LOUNGE

Double glazed UPV french doors to rear garden. Radiators.

KITCHEN/DINER

Double glazed window to front aspect. Built in fridge freezer, built in electric oven with electric hob and extractor fan over, radiator, built in dishwasher, built in washing machine, wall mounted boiler, amtico flooring, a range of wall mounted and base units with work surface over, sunken sink with mixer tap and drainer.

LANDING TWO

Door to bedroom one, storage cupboard.

LANDING ONE

Doors to bedroom two, three and four. Airing cupboard housing water tank, access to loft void, stairs rising to 2nd floor.

BEDROOM ONE

Double glazed window to front aspect. Radiator, storage cupboard, built in wardrobe with mirrored sliding doors, door to en-suite.

EN-SUITE

Double glazed velux window to rear aspect. Tiled floor, wall mounted hand wash basin with mixer tap, walk-in double shower with splash back tiling, low level w.c, heated towel rail, extractor fan.

BEDROOM TWO

Double glazed window to rear aspect. Fitted wardrobes with mirror sliding doors, radiator.

BEDROOM THREE

Double glazed window to front aspect. Fitted wardrobes with mirror sliding doors, radiator.

BEDROOM FOUR

Double glazed window to rear aspect. Radiator.

BATHROOM

Opaque double glazed window to rear aspect. Tiled floor, wall mounted hand wash basin with mixer tap, shaving point, low level w.c, panelled bath with shower over with splash back tiling, heated towel rail, extractor fan.

OUTSIDE

PARKING

Two car ports.

FRONT GARDEN

Footpath to front door, lawn area, steel railings.

REAR GARDEN

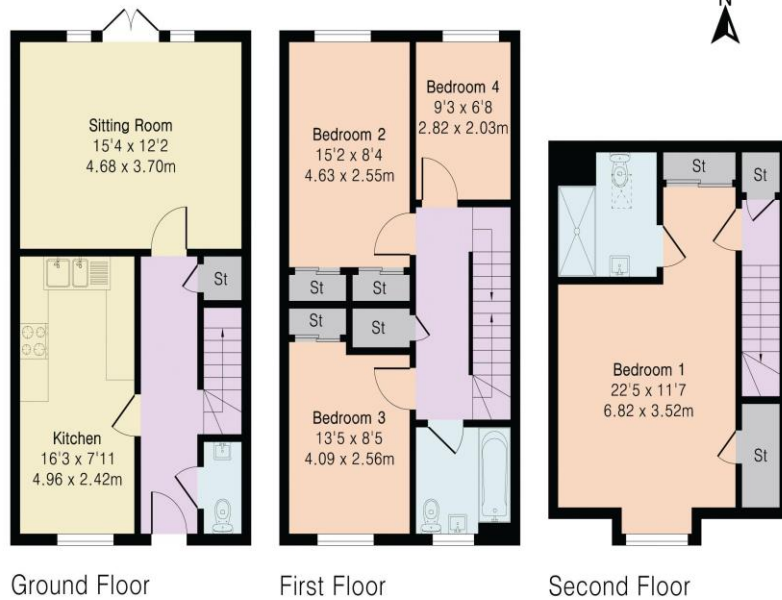
Fully enclosed by timber fence panelling and brick wall, patio area, flower and shrub borders, rear gated access, outside tap, artificial grass, security light, shed to remain, side gated access.

Approximate Gross Internal Area 1213 sq ft - 112 sq m

Ground Floor Area 443 sq ft – 41 sq m

First Floor Area 443 sq ft – 41 sq m

Second Floor Area 327 sq ft – 30 sq m



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

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