





**Offers in Excess of
£325,000**

Positioned in a cul-de-sac location in West Bletchley on Archers Wells is this three-bedroom extended detached bungalow. The property boasts a lounge, kitchen/diner, separate w.c. and a shower room. Further benefits include a garage and a driveway with off-road parking for multiple vehicles. This property is being marketed with NO UPPER CHAIN.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Doors to bedrooms, lounge, kitchen/diner, separate toilet and shower room, radiator, access to loft space.

LOUNGE

Double glazed window to side aspect. single glazed frosted window to entrance hall. Gas fireplace, radiator, wooden glazed bi-fold doors to kitchen/diner,

KITCHEN/DINER

Opaque double glazed door and window to garden, double glazed sliding doors to garden. Fitted with a range of wall mounted and floor standing units with work surface over, stainless steel sink with mixer tap, splash back tiling, space for washing machine, space for cooker and fridge/freezer, part tiled walls.

BEDROOM ONE

Double glazed window to front aspect. Built in wardrobes, radiator.

BEDROOM TWO

Double glazed window to front aspect. Radiator.

BEDROOM THREE

Double glazed window to side aspect. Radiator.

SEPARATE W.C

Frosted double glazed window to side aspect. Low level w.c, part tiled walls.

SHOWER ROOM

Frosted double glazed window to side aspect. Radiator, tiled walls, door to storage cupboard housing wall mounted boiler, radiator, pedestal wash hand basin, corner shower.

OUTSIDE

GARAGE

Wooden barn doors, courtesy door to garden, single glazed windows to side and rear aspects.

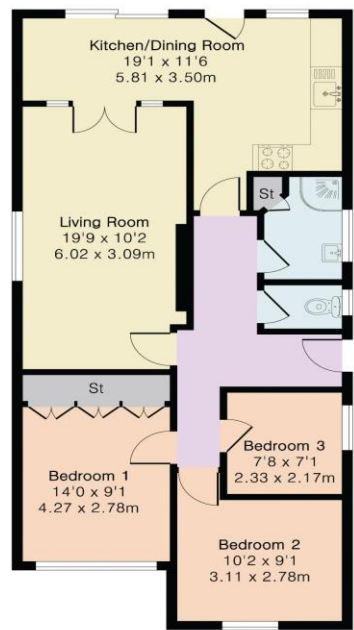
FRONT GARDEN

Block paved driveway, three bushes, enclosed by half brick wall, flower border.

REAR GARDEN

Block paved garden, courtesy door to garage, flower and shrub beds, enclosed by wooden fencing, side gated access, double gated access, outside tap, wooden shed to remain.

Approximate Gross Internal Area 852 sq ft - 79 sq m



Ground Floor



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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	57 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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