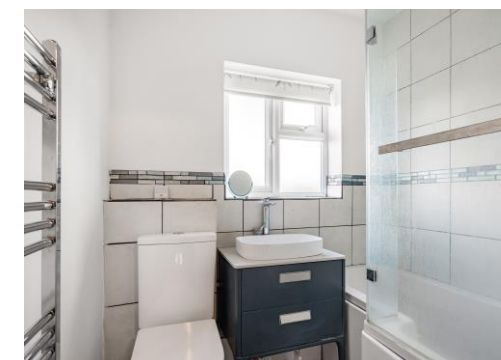






£385,000

Located on the sought after area of the Tree's Estate in Bletchley is this much improved three bedroom bay fronted semi detached. The property boasts a refitted kitchen/diner, refitted family bathroom, downstairs cloakroom and a lounge with a wood burner. Further benefits include a landscaped rear garden with a workshop, ample off road parking and is in good decorative order throughout.

Property Description

ENTRANCE PORCH

UPVC door to entrance hall.

ENTRANCE HALL

Doors to lounge and kitchen, radiator, stairs to first floor.

CLOAKROOM

Double glazed frosted window to rear aspect. Vanity sink and mixer tap, low level w.c, tiled splashback, heated towel rail.

LOUNGE

Double glazed bay window to front aspect. Radiator, fireplace with wood burner.

KITCHEN/DINER

Double glazed window to rear aspect. French doors to garden, doors to cloakroom and utility, radiator, square edge base units, space for free standing cooker with extractor over, ceramic sink with mixer tap, integrated fridge freezer.

UTILITY

Double glazed bay window to front aspect. Boiler and washing machine, loft access.

LANDING

Frosted double glazed window to side aspect. Access to loft space, storage cupboard, doors to bedrooms and bathroom.

BEDROOM ONE

Double glazed bay window to front aspect. Radiator, storage cupboard.

BEDROOM TWO

Double glazed window to rear aspect. Storage cupboard, radiator.

BEDROOM THREE

Double glazed window to rear aspect. Storage cupboard, radiator.

BATHROOM

Double glazed frosted window to rear aspect. Heated towel rail, low level w.c, vanity basin sink and mixer tap, L-shaped bath and shower attachment, part tiled walls.

OUTSIDE

FRONT GARDEN & PARKING

Laid to block paving providing off road parking, side gated access, shrub and bush border.

REAR GARDEN

Half patio, part artificial grass, wooden fencing, lower level patio slabs, log cabin, raised flower beds, landscaped layered garden enclosed by timber fencing, outside tap and power.

**Approximate Gross Internal Area 968 sq ft - 90 sq m
(Excluding Outbuilding)**

Ground Floor Area 484 sq ft – 45 sq m

First Floor Area 484 sq ft – 45 sq m

Outbuilding Area 165 sq ft – 15 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 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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