



Hexham Gardens, Bletchley, Milton Keynes, MK3 5EU

Offers Over £240,000

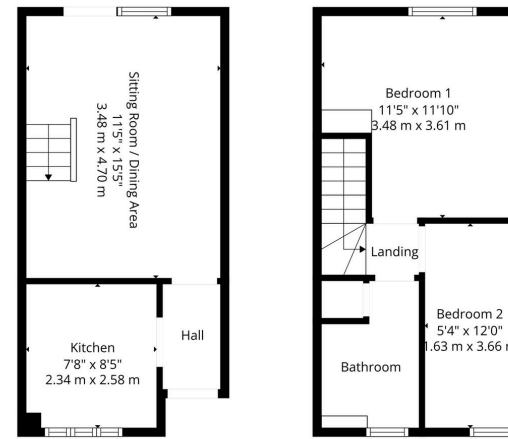
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- Popular location
- Well presented throughout
- Twp bedrooms, master bedroom is a superb size
- Kitchen refitted in recent years
- Allocated parking
- 1.8 Miles to the train station



Set in the popular Racecourses area, less than two miles to the train station, is this superb two-bedroom terraced home that is ideal for first-time buyers or investors. It's been well looked after, feels bright throughout and been upgraded by the current owners in their ownership. Comprising entrance hall, refitted kitchen, sitting room, large master bedroom, second bedroom and bathroom with storage cupboard. Rear garden and parking space.





Ground Floor

1st Floor



Total: 479 sq. Ft, 45 m2
 Ground Floor: 203 sq. Ft., 19 M2, 1st Floor: 276 sq. Ft., 26 m2
 Excluded Areas: 111 sq. Ft., 10 M2, Walls: 48 sq. Ft., 4 m2

Plan Created By Hogg & Hill. Measurements Derived Using LIDAR. Not Guaranteed.



| Energy performance certificate (EPC) | | |
|--|---------------------------|--|
| 79 Heston Gardens Brixley MILTON KEYNES MK3 5BJ | Energy rating C | Valid until: 23 September 2033 Certificate number: 6905-1114-0122-1523-3153 |
| Property type | Mid-terrace house | |
| Total floor area | 52 square metres | |

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance) (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
 the average energy rating is D
 the average energy score is 60

