





**Offers in Excess of
£350,000**

Situated in Central Bletchley, this three-bedroom detached family home is offered with NO ONWARD CHAIN. The property comprises separate reception rooms, including a lounge and dining room, along with a kitchen, bathroom and rear garden. Further benefits include a garage and driveway.

Property Description

ENTRANCE

UPVC door to entrance hall.

ENTRANCE HALL

Radiator, doors to lounge, kitchen, dining room, stairs to first floor.

LOUNGE

Two double glazed windows to rear aspect. Brick fireplace, radiator, door to garden.

DINING ROOM

Double glazed window to front aspect. Radiator.

KITCHEN

Double glazed windows to front and side aspects. Range of wall mounted and floor standing units with square edge work surface over, integrated oven and gas hob with extractor fan over, part tiled walls, stainless steel one and a half sink and drainer with mixer tap, space for dishwasher.

LANDING

Double glazed window to side aspect. Access to loft space, doors to bedrooms and bathroom.

BEDROOM ONE

Double glazed window to rear aspect. Radiator, two built in wardrobes, door to en-suite.

EN-SUITE

Double glazed window to rear aspect. Low level w.c. vanity wash hand basin with mixer tap, corner shower unit, heated towel rail, tiled walls and floor.

BEDROOM TWO

Double glazed window to front aspect. Radiator.

BEDROOM THREE

Double glazed window to front aspect. Radiator.

BATHROOM

Frosted double glazed window to side aspect. Low level w.c., vanity wash hand basin with mixer tap, bath with shower attachment, heated towel rail, tiled walls, tiled floor.

OUTSIDE

GARAGE

Up and over door, power and light, courtesy door to garden.

FRONT GARDEN

Enclosed by low level brick wall, side access to garden, path to front door.

REAR GARDEN

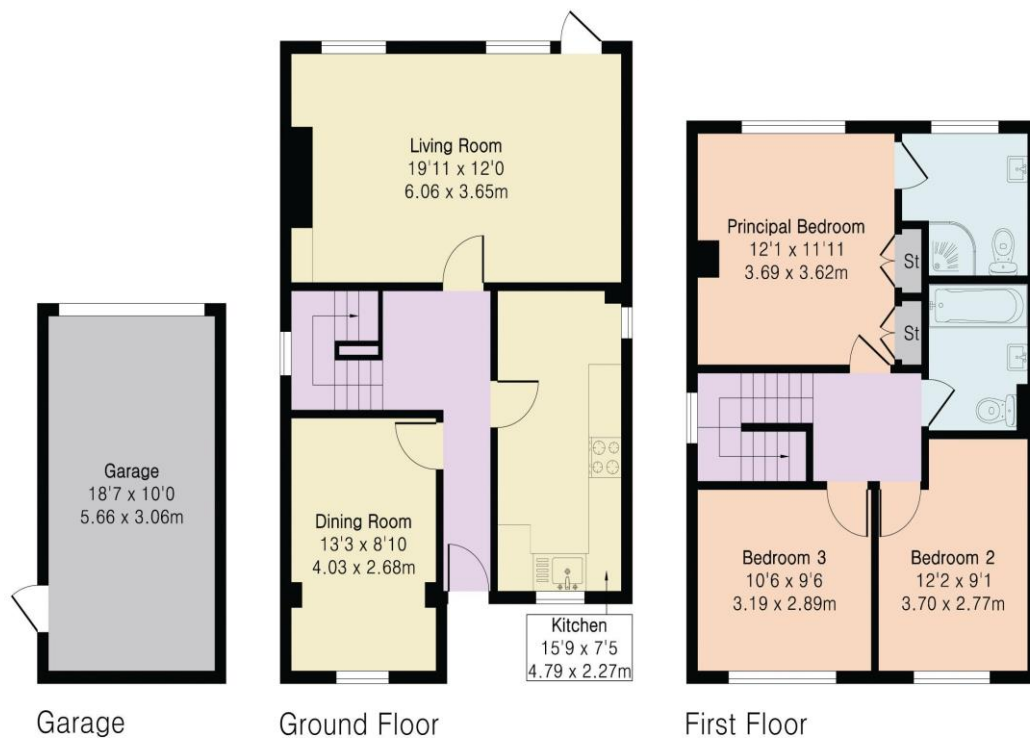
Mainly laid to patio with wooden decked area and artificial grass, power and water, side access to front, courtesy door to garage, enclosed by wooden fencing and brick wall.

**Approximate Gross Internal Area 1154 sq ft - 107 sq m
(Excluding Garage)**

Ground Floor Area 595 sq ft – 55 sq m

First Floor Area 559 sq ft – 52 sq m

Garage Area 186 sq ft – 17 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 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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