





**£220,000 for an
80% share**

Positioned in a quiet cul-de-sac location on the popular Racecourses development is a two double bedroom bungalow. The Bungalow is on the shared equity scheme and is sold as an 80% share. The property offers two double bedrooms, modern shower room, modern kitchen and lounge. Further benefits include allocated parking and being chain free.

Property Description

ENTRANCE PORCH

UPVC door to front door. Security light, tiled floor, wall mounted storage cupboard.

ENTRANCE HALL

Door to bedrooms, door to lounge, door to storage cupboard, loft access, radiator, UPVC door to front door, airing cupboard housing water tank access to loft space.

LOUNGE

Double glazed window to front aspect. Radiator, wood effect flooring.

KITCHEN

Double glazed window to rear aspect. A range of wall mounted and base units with roll top surface, space for washing machine, single drainer one and half bowl with mixer tap, complementary tiling, space for fridge freezer, built in oven, electric hob and extractor fan over, radiator, wall mounted boiler.

BEDROOM ONE

Double glazed window to rear and side aspect. Radiator, fitted wardrobes.

BEDROOM TWO

Double glazed window to front aspect. Radiator, two built in wardrobes.

SHOWER ROOM

Walk in double shower with splash back tiling and raindrop shower head, low level w.c, wash hand basin with mixer tap, shaving point, heated towel rail, complementary tiling.

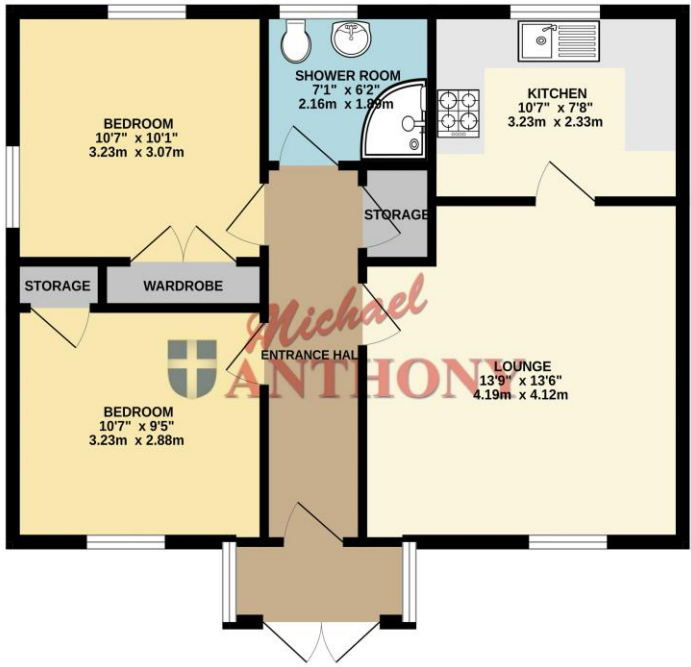
PARKING

Allocated parking.

FRONT GARDEN

Gravel area, fully paved to front door, shared drying area.

GROUND FLOOR
630 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA : 630 sq.ft. (58.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	72 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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