





**Offers in Excess of
£280,000**

Situated on the sought-after Racecourses estate in Far Bletchley is this three-bedroom terraced home. The property comprises a lounge/diner, kitchen leading to the rear garden and a family bathroom. Further benefits include allocated parking and being in walking distance to local schools and shops.

Property Description

ENTRANCE

UPVC door to entrance hall.

ENTRANCE HALL

Radiator, door to lounge.

LOUNGE AREA

Double glazed window to front aspect. Radiator, stairs to first floor, open to dining area.

DINING AREA

Double glazed window to rear aspect. Radiator, understairs storage, door to kitchen.

KITCHEN

Double glazed window to rear aspect, double glazed door to garden. Range of wall mounted and floor standing units with roll top work surface, stainless steel sink with mixer tap, integrated under counter fridge and freezer, oven and gas hob with extractor fan over, space for washing machine, wall mounted boiler.

LANDING

Airing cupboard storage, doors to bedrooms and bathroom.

BEDROOM ONE

Double glazed window to front aspect. Radiator.

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

BEDROOM THREE

Double glazed window to front aspect. Radiator.

BATHROOM

Frosted double glazed window to rear aspect. Low level w.c., pedestal wash hand basin, bath with power shower over, tiled walls, heated towel rail.

OUTSIDE

FRONT GARDEN

Pathway to front door, mature bush.

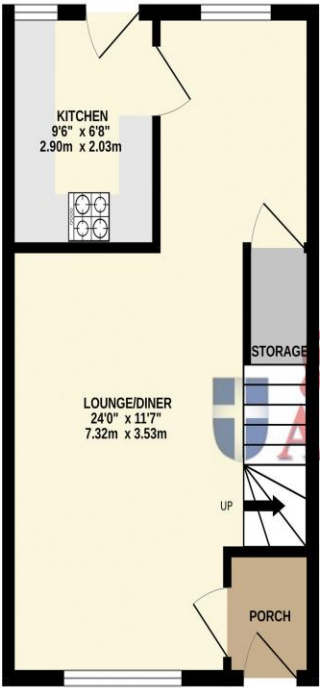
REAR GARDEN

Mainly laid to lawn with patio area, enclosed by fencing panels, rear gated access.

PARKING

Allocated parking.

GROUND FLOOR
345 sq.ft. (32.0 sq.m.) approx.



1ST FLOOR
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA: 689 sq.ft. (64.0 sq.m.) approx.

Whilst 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, omission or mis-statement. 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		
55-68	D	62 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