





**Offers in Excess of
£230,000**

Situated in Central Bletchley is this two double bedroom bay fronted Victorian terraced. The property is in need of re-modernisation and comprises of a lounge, dining room, kitchen, bathroom and rear garden. Further benefits include the property being offered with NO CHAIN.

Property Description

ENTRANCE PORCH

Frosted double glazed door to entrance hall.

ENTRANCE HALL

Stairs rising to first floor. Radiator, doors to lounge and dining room.

LOUNGE

Double glazed bay window to front aspect. Feature fireplace, radiator.

DINING ROOM

Double glazed window to rear aspect. Door to kitchen, radiator, storage cupboard.

OUTBUILDING

Low level w.c, plumbing for washing machine

KITCHEN

Double glazed window and door to side. A range of wall and base units, storage cupboard, radiator, integrated hob and oven, extractor hood, rolled worktops, wall mounted boiler, splash back tiles, stainless steel sink with mixer tap, space for fridge freezer, tiled floor.

LANDING

Loft access, doors to bedrooms one to two and bathroom, storage cupboard.

BEDROOM ONE

Double glazed window to front aspect. Feature fireplace, built in wardrobe, radiator.

BEDROOM TWO

Double glazed window to rear. Feature fireplace, radiator.

BATHROOM

Frosted double glazed window to rear. Tiled floor, part tiled walls, radiator, hand wash basin with mixer tap, low level w.c, panelled bath with mixer tap and shower attachment over.

OUTSIDE

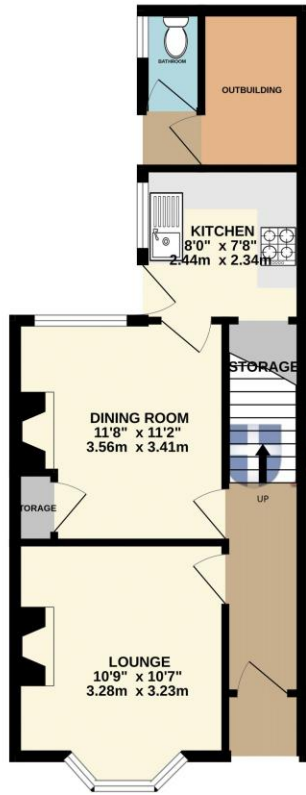
FRONT GARDEN

Low level brick wall, pathway to front door.

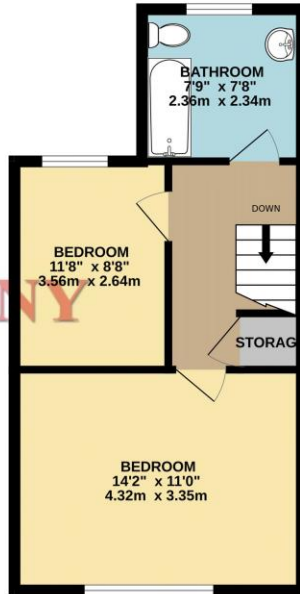
REAR GARDEN

Laid to lawn, patio area, timber fence panelling, side gate access.

GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR
373 sq.ft. (34.7 sq.m.) approx.



Michael
ANTHONY

TOTAL FLOOR AREA - 809 sq.ft. (75.1 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		
69-80	C		75 C
55-68	D	61 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

190 Queensway Bletchley Milton Keynes MK2 2ST
01908 648 666 | bletchley@maea.co.uk