





£300,000

Positioned on the sought after location of Furzton is a three bedroom terraced. The property offers a garage in a block with off road parking, lounge, kitchen/diner and a secluded rear garden. Further benefits include being sold with no upper chain.

Property Description

ENTRANCE PORCH

UPVC double glazed door and obscure double glazed window to entrance porch.
Wood effect flooring, storage cupboard, radiator, door to lounge.

LOUNGE

Double glazed window to front aspect. Radiator, wood effect flooring, stairs to first floor, flow through to kitchen.

KITCHEN/DINER

Two double glazed windows to rear aspect, UPVC double glazed door to rear garden. Fitted with a range of wall mounted and floor standing units with roll top work surface over, stainless steel one and a half bowl sink with mixer tap, complimentary tiling, built in electric oven and hob with extractor fan over, space for washing machine, tiled and wood effect flooring, wall mounted boiler, radiator.

LANDING

Wood effect flooring, doors to bedrooms and bathroom.

BEDROOM ONE

Double glazed window to rear aspect. Fitted wardrobe, wood effect flooring, radiator.

BEDROOM TWO

Double glazed window to rear aspect. Fitted wardrobe, access to loft space, wood effect flooring, radiator.

BEDROOM THREE

Double glazed window to front aspect. Wood effect flooring, radiator.

BATHROOM

Obscure double glazed window to rear aspect. 'P' shaped bath with mixer tap and shower attachment over, vanity wash hand basin with mixer tap, low level w.c., heated towel rail, extractor fan, fully tiled walls and floor.

OUTSIDE

GARAGE & PARKING

In block with up and over door, power and light, off road parking.

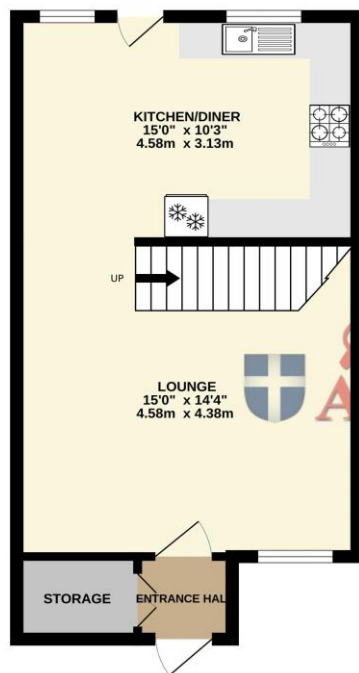
FRONT GARDEN

Laid to lawn with pathway to front door.

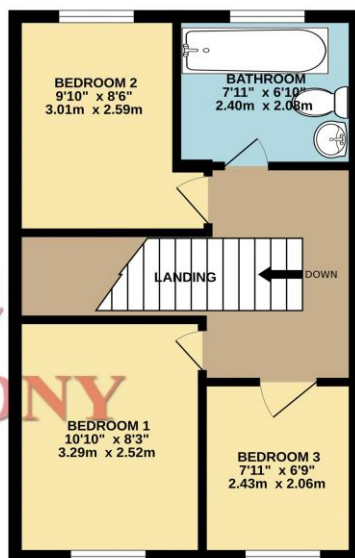
REAR GARDEN

Mainly laid to lawn with patio area, shed to remain, rear gated access, second patio area, security light, fully enclosed by timber fencing.

GROUND FLOOR
406 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA: 775 sq.ft. (72.0 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		87 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.

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