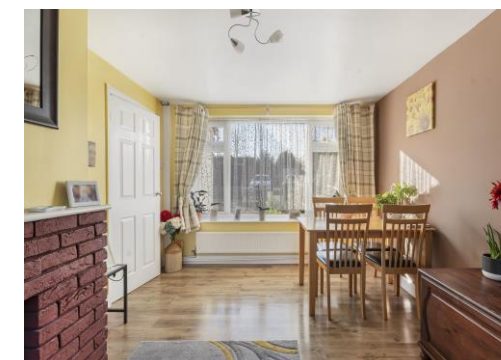








**Offers in Excess of  
£300,000**

Positioned in a cul-de-sac location on Whitby Close off of Westminster Drive is this three bedroom terraced family home. The property is in our opinion in good decorative order throughout and offers a lounge/diner, kitchen, family bathroom and private rear garden.

# Property Description

## ENTRANCE

Front door to entrance area opening to kitchen.

## KITCHEN

Double glazed windows to front and rear aspects, double glazed door to garden. Door to storage cupboard, stairs to first floor, door to lounge. Range of wall mounted and floor standing units with work surface over, integrated double oven and gas hob with extractor over, stainless steel sink with mixer tap, splash back tiling, space for washing machine, dishwasher and fridge/freezer, breakfast area, cupboard housing boiler.

## LOUNGE/DINER

Double glazed windows to front and rear aspects, double glazed doors to garden. Feature fireplace, radiator.

## LANDING

Doors to storage cupboard, bedrooms and bathroom, storage cupboard housing ladder to loft room. Loft Room - Double glazed velux window, radiator, power and lighting.

## BEDROOM ONE

Double glazed window to front aspect. Radiator, door to storage cupboard.

## BEDROOM TWO

Double glazed window to rear aspect. Radiator.

## BEDROOM THREE

Double glazed window to front aspect.

## BATHROOM

Frosted double glazed window to rear aspect. Low level w.c., pedestal wash hand basin, bath with electric shower over, tiled walls and floor, heated towel rail, door to storage cupboard.

## OUTSIDE

### FRONT GARDEN

Block paved with gravel area, enclosed by half brick wall,

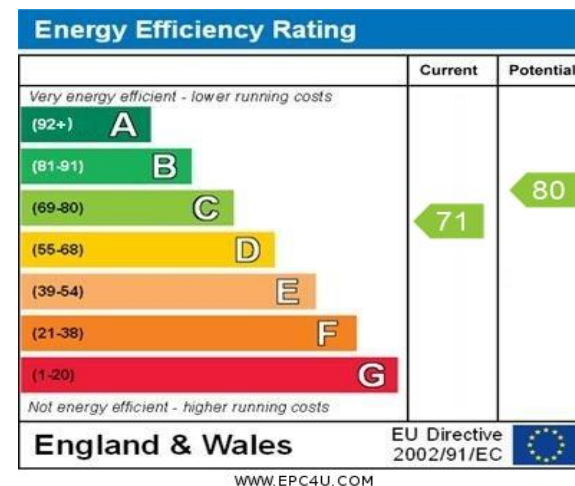
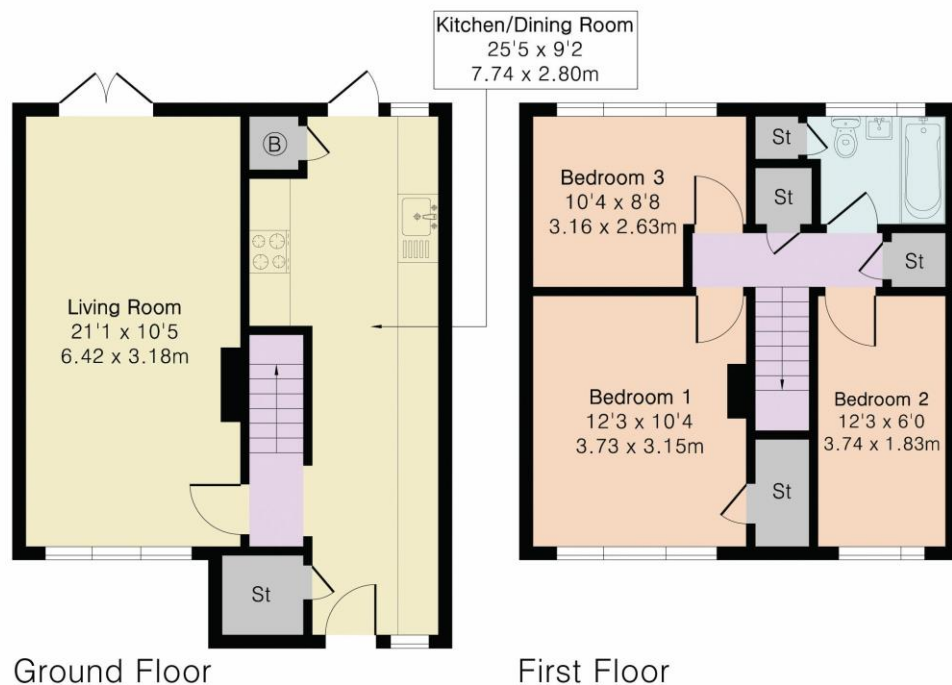
### REAR GARDEN

Lawn, gravel and patio areas, flower border, two sheds, greenhouse, outside tap, enclosed by wooden fencing panels.

## Approximate Gross Internal Area 890 sq ft - 82 sq m

Ground Floor Area 468 sq ft – 43 sq m

First Floor Area 422 sq ft – 39 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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