





£300,000

Situated in West Bletchley is this three-bedroom semi-detached family home offered with no chain. The property comprises a lounge/diner, kitchen, and family bathroom. Externally you have a rear garden with the added benefit of an outbuilding. **This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.** **Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. **

Property Description

ENTRANCE

Double glazed frosted door to:

ENTRANCE HALL

Double glazed frosted window to front aspect. Stairs rising to first floor, under stairs storage cupboard, radiator, doors to lounge/diner and kitchen.

LOUNGE/DINER

Double glazed bay window to front aspect, double glazed sliding door to garden. Two radiators, feature fireplace.

KITCHEN

Double glazed windows to rear and side aspects, double glazed frosted door to garden. Fitted with a range of wall-mounted and base units with work surface over, stainless steel sink, tiled splashback, wall-mounted boiler, opening to diner, space for cooker, washing machine, under counter fridge and freezer.

LANDING

Double glazed window to side aspect. Doors to bedrooms, bathroom and WC, loft access.

BEDROOM ONE

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

BEDROOM TWO

Double glazed window to rear aspect. Radiator, two storage cupboards.

BEDROOM THREE

Double glazed window to front aspect. Radiator, over stairs storage cupboard.

BATHROOM

Double glazed frosted window to rear aspect. Radiator, pedestal wash hand basin, part tiled walls, wood effect laminate flooring, bath.

WC

Double glazed frosted window to side aspect. Low level WC, radiator, wood effect laminate flooring.

OUTSIDE

FRONT GARDEN

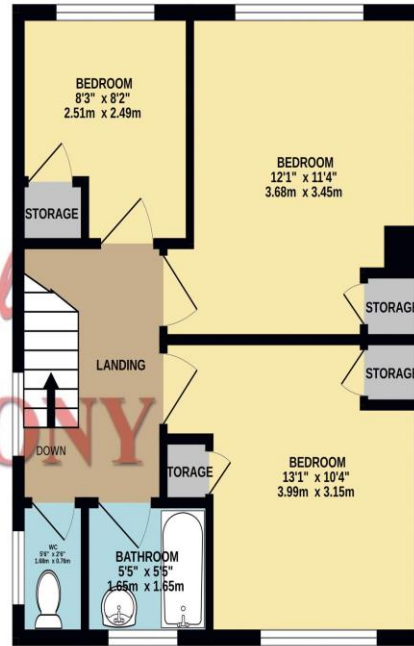
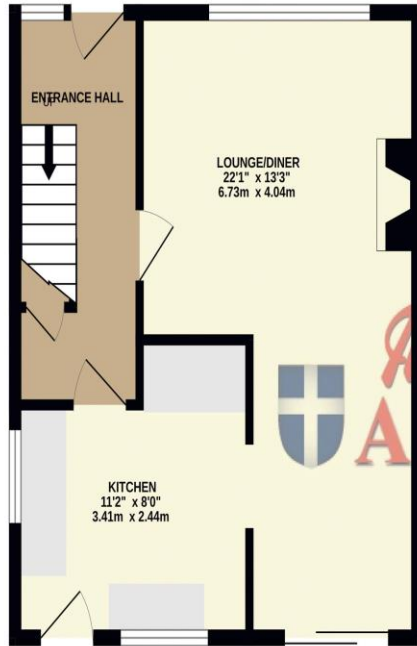
Mainly laid to lawn with path to front door, enclosed by hedging.

REAR GARDEN

Mainly laid to lawn with patio area, flower/shrub borders, shed, gate to front, enclosed by wooden fence panelling and brick wall.

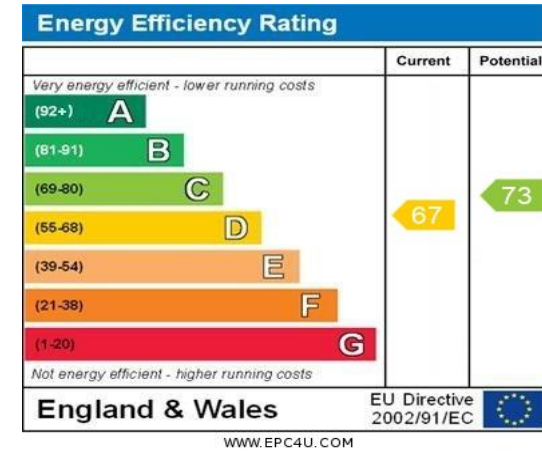
GROUND FLOOR
419 sq.ft. (38.9 sq.m.) approx.

1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA: 841 sq.ft. (78.2 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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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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