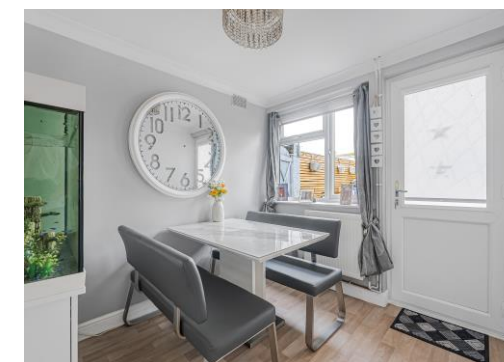






**Offers in Excess of
£260,000**

Located on the popular Rivers Estate is this spacious two bedroom terraced. The property benefits from a lounge, kitchen, dining area with access to the rear garden. First floor comprises two double bedrooms and a bathroom. Further benefits include off road parking.

Property Description

ENTRANCE

UPVC door to entrance hall.

ENTRANCE HALL

Stairs to first floor, open to lounge.

LOUNGE

Double glazed window to front aspect. Radiator, through to kitchen, door to dining room.

DINING ROOM

Double glazed window to rear aspect, double glazed door to garden. Radiator, open to kitchen.

KITCHEN

Double glazed window to rear aspect. Range of wall mounted and floor standing units with wooden work surface over, stainless steel sink with mixer tap, space for washing machine and fridge/freezer, oven and hob with extractor fan over.

LANDING

Doors to bedrooms and bathroom.

BEDROOM ONE

Two double glazed windows to rear aspect. Radiator, built in wardrobe.

BEDROOM TWO

Double glazed window to rear aspect. Radiator, built in storage.

BATHROOM

Frosted double glazed window to rear aspect. Radiator, low level w.c., wash hand basin, bath with power shower over, part tiled walls.

OUTSIDE

FRONT GARDEN

Off road parking for two cars, gravel area.

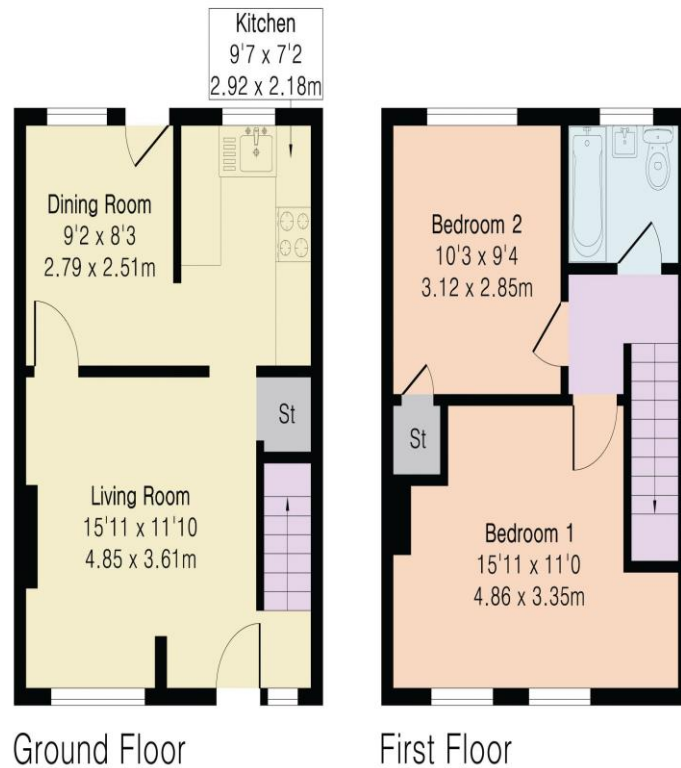
REAR GARDEN

Mainly laid to lawn with patio area, flower borders, side gated access, outside tap and power, enclosed by fencing panels.

Approximate Gross Internal Area 682 sq ft - 64 sq m

Ground Floor Area 341 sq ft – 32 sq m

First Floor Area 341 sq ft – 32 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	48 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

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