





**Offers in Excess of
£350,000**

Located on the modern development of Newton Leys is this three bedroom semi detached family home, built in 2019 it still benefits from three years NHBC building warranty and upgrades. The property boasts a kitchen/diner with soft close cupboards and drawers, under unit and plinth lighting, a downstairs cloakroom, en-suite to the master bedroom and family bathroom. Further benefits include allocated parking, private rear garden and being in our opinion in immaculate condition throughout.

Property Description

ENTRANCE

Composite double glazed front door with obscure double glazed window inset.

ENTRANCE HALL

Radiator, stairs to first floor, storage cupboard housing electric fuse box, door to lounge.

LOUNGE

Double glazed window to front aspect. Radiator, doors to cloakroom and kitchen/diner.

CLOAKROOM

Low level w.c., radiator, pedestal wash hand basin with splash back tiling.

KITCHEN/DINER

Double glazed windows to front and side aspects. Range of wall mounted and floor standing units with work surface over, built in oven and gas hob with extractor fan over, under unit and plinth lighting, stainless steel one and a half bowl single drainer sink with mixer tap, built in fridge/freezer, built in washing machine, slimline dishwasher, pull out larder. Frosted double glazed door to rear garden.

LANDING

Double glazed window to side aspect. Access to loft space, doors to bedrooms and bathroom.

BEDROOM ONE

Double glazed window to front aspect. Radiator, fitted wardrobe with mirror sliding doors to stay, door to en-suite.

EN-SUITE

Frosted double glazed window to front aspect. Pedestal wash hand basin, walk in shower cubicle with splash back tiling, low level w.c., complimentary part tiled walls, tiled floor.

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

BEDROOM THREE

Double glazed windows to front and side aspects. Radiator.

BATHROOM

Low level w.c., pedestal wash hand basin, panelled bath, complimentary tiling, tiled floor.

OUTSIDE

PARKING

Two allocated parking space.

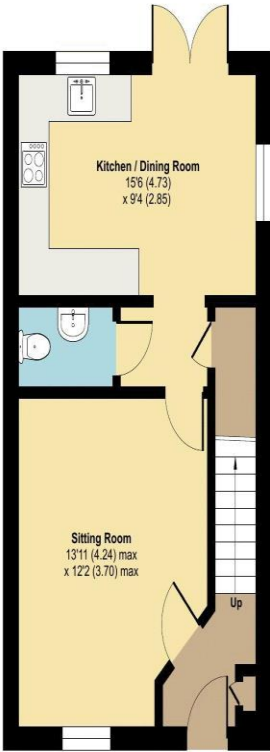
REAR GARDEN

Laid to lawn with patio area, side gated access, outside tap, footpath to shed to remain, fully enclosed by timber fencing.

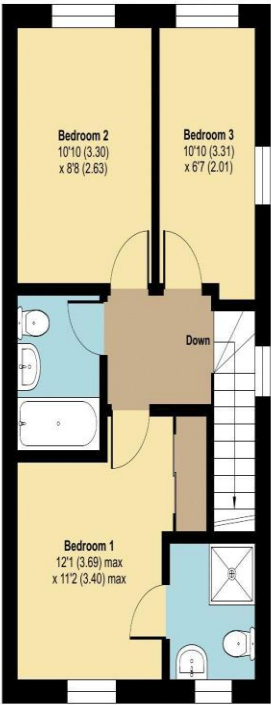
Bletchley, Milton Keynes, MK3

Approximate Area = 842 sq ft / 78.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2020. Produced for Michael Anthony Estate Agents. REF: 1535683



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	82 B	
69-80	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.

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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