





£220,000

A three-bedroom mid-terrace property situated in the popular area of Fenny Stratford, offered for sale with no onward chain. The property requires modernisation throughout, The accommodation briefly comprises a lounge, kitchen, three bedrooms and a downstairs shower room. Further benefits include a rear garden and a garage located in a nearby block.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Single glazed front door. Stairs leading to first floor, radiator, entrance to kitchen, downstairs shower cubicle and lounge.

CLOAKROOM

Shower cubicle, low level w.c, basin.

LOUNGE

Double sliding doors to garden. Two radiators, built brick fireplace, two under stairs storage cupboards.

KITCHEN

Stainless sink with double mixer tap, work surface areas, space for cooker, space for fridge freezer.

BEDROOM ONE

Two double glazed windows to front aspect, radiator.

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

BEDROOM THREE

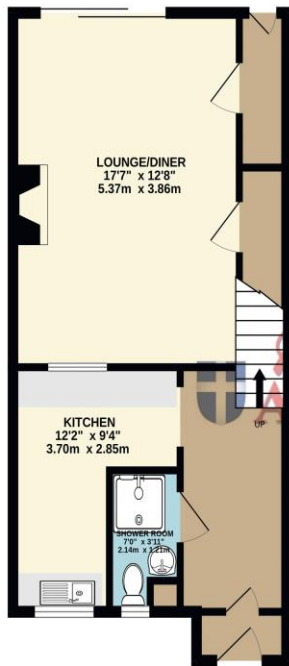
Double glazed window to rear aspect. Radiator.

BATHROOM

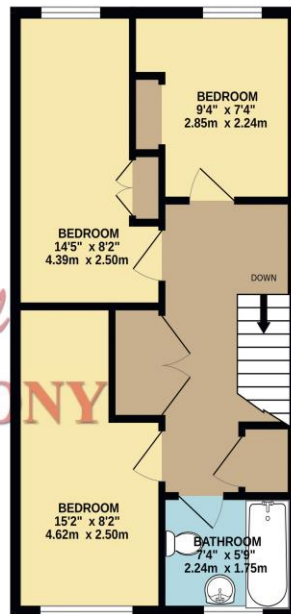
Double glazed frosted window to front aspect. Mounted basin, shower unit.



GROUND FLOOR
462 sq.ft. (42.9 sq.m.) approx.



1ST FLOOR
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA: 924 sq.ft. (85.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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		83 B
69-80	C	76 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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