





**£400,000**

Located on the Saints Estate in Far Bletchley is this refurbished throughout three bedroom semi detached home. The property offers a lounge with a bay window, refitted kitchen/diner and a refitted family bathroom. It is ideally situated for St Thomas Aquinas school and all local amenities. Further benefits include a rear garden and outdoor storage space.

# Property Description

## **STORM PORCH**

Frosted double glazed door to entrance hall.

## **ENTRANCE HALL**

Stairs to first floor, radiator, doors to lounge and kitchen/diner.

## **LOUNGE**

Double glazed bay window to front. Radiator.

## **KITCHEN/DINER**

Two double glazed windows to rear aspect, composite door to side. Range of wall mounted and floor standing units with square edge work surface over, part tiled walls, integrated oven and electric hob with extractor hood over, integrated dishwasher, space for washing machine, space for fridge/freezer, composite sink with mixer tap, radiator, wall mounted boiler.

## **LANDING**

Frosted double glazed window to side aspect. Access to loft space, doors to storage cupboard, bedrooms and bathroom.

## **BEDROOM ONE**

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

## **BEDROOM TWO**

Two double glazed windows to rear aspect. Radiator, storage cupboard.

## **BEDROOM THREE**

Double glazed window to front. Radiator, storage cupboard.

## **BATHROOM**

Frosted double glazed window to rear aspect. Panelled bath with shower attachment over mixer tap, vanity wash hand basin with mixer tap, low level w.c., tiled walls.

## **OUTSIDE**

### **OUTSIDE STORAGE SPACE**

Double glazed window to front. Space for tumble dryer and fridge/freezer, stable door to front, door to garden.

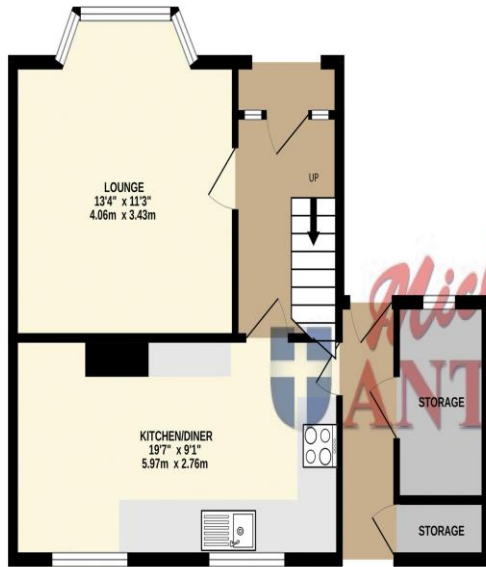
### **FRONT GARDEN**

Laid to lawn with pathway to front door, flower border.

### **REAR GARDEN**

Laid to lawn with tiered patio areas, flower and shrub border, wooden barn style gates, two hardstanding areas, outside tap and electrics, enclosed by timber fencing panels.

GROUND FLOOR  
498 sq.ft. (46.3 sq.m.) approx.



1ST FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 910 sq.ft. (84.5 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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