





**Offers in Excess of
£300,000**

Situated in Far Bletchley, this three-bedroom semi-detached property offers an excellent opportunity to create a fantastic family home. The property requires some redecoration, but once completed, it has the potential to be a comfortable and attractive family home. The first floor features three bedrooms and a family bathroom. On the ground floor, there is a spacious lounge and a kitchen/diner overlooking the rear garden. Further benefits include off-road parking and a rear garden, making this a property well suited to families.

Property Description

ENTRANCE

UPVC door to entrance hall.

ENTRANCE HALL

Double glazed window to side aspect. Radiator, tiled floor, stairs to first floor, doors to lounge and kitchen.

LOUNGE

Double glazed window to front aspect. Feature fireplace, radiator.

KITCHEN/DINER

Double glazed window to rear aspect, double glazed double doors to garden. Range of wall mounted and floor standing units with wooden work surface, over, Butler sink with mixer tap, integrated double oven and five ring gas hob with extractor fan over, integrated fridge/freezer, dishwasher, washing machine and dryer, tiled splash back, two radiators, door to out building.

LANDING

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

BEDROOM ONE

Double glazed window to front aspect. Radiator, built in wardrobes.

BEDROOM TWO

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

BEDROOM THREE

Double glazed windows to front and side aspects. Radiator, built in storage.

BATHROOM

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

OUTSIDE

OUT BUILDING

Wooden gated access, door to garden, power and lights.

FRONT GARDEN

Block paved providing off road parking.

REAR GARDEN

Mainly laid to lawn with patio area, outside tap and power, enclosed by fencing panels.

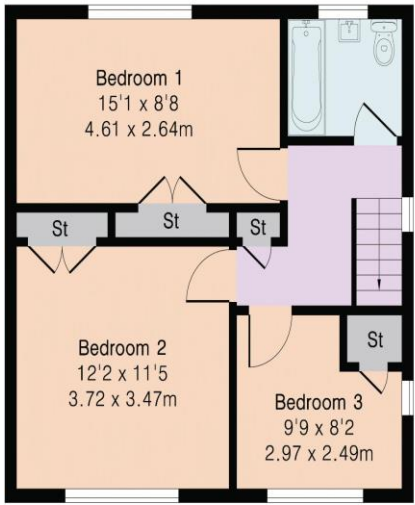
Approximate Gross Internal Area 1071 sq ft - 99 sq m
(Including Garage)

Ground Floor Area 583 sq ft – 54 sq m

First Floor Area 488 sq ft – 45 sq m



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 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