





**Offers in Excess of
£220,000**

Positioned in a cul-de-sac location in Far Bletchley on Sunningdale Way is this two double bedroom terraced. The property boasts a kitchen/diner and lounge on the ground level and two bedrooms and the family bathroom on the first floor. Further benefits include a secluded rear garden and a carport. The property is being sold with NO UPPER CHAIN.

Property Description

ENTRANCE

Wooden front door with obscure glazed window inset to:

ENTRANCE HALL

Stairs rising to first floor, door to kitchen, radiator.

LOUNGE

Double glazed window to rear aspect, double glazed door to rear garden. Wood effect flooring, radiator.

KITCHEN/DINER

Double glazed window to front aspect. A range of wall mounted and base units with work surface over, stainless steel single drainer sink with mixer tap, space for washing machine, space for fridge freezer, space for gas cooker, complementary tiling, radiator, understairs storage cupboard, door to lounge.

LANDING

Door to bedrooms one and two, door to bathroom.

BEDROOM ONE

Double glazed window to rear aspect. Radiator, storage cupboard, walk in shower cubicle with splash back tiling, extractor fan.

BEDROOM TWO

Double glazed window to front aspect. Radiator.

BATHROOM

Pedestal hand wash basin, low level w.c, panelled bath, storage cupboard.

OUTSIDE

PARKING

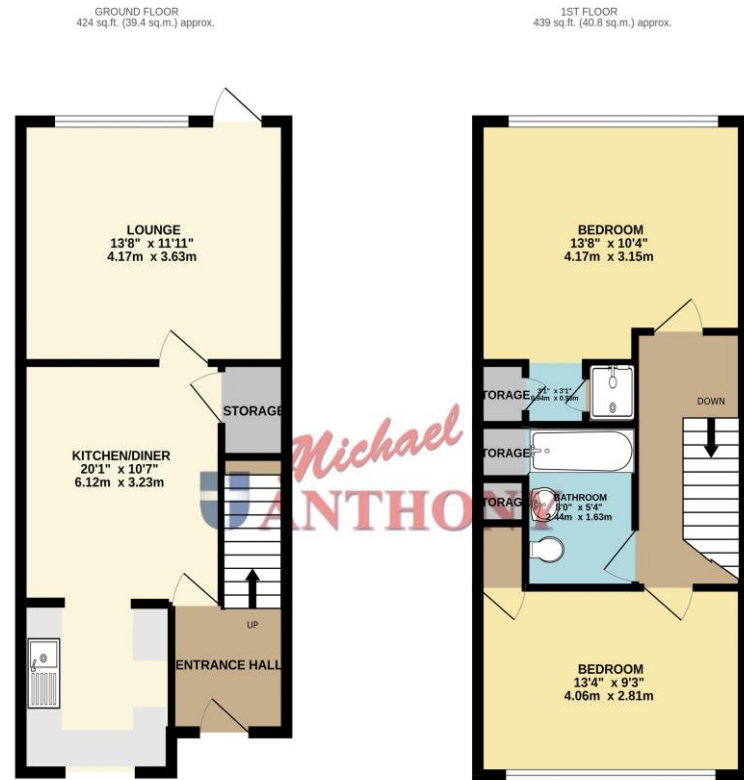
Carport providing off road parking.

FRONT GARDEN

Paved path to front door, lawn area.

REAR GARDEN

Patio area, enclosed by timber fence panelling and brick wall, artificial grass, gravel borders.



TOTAL FLOOR AREA: 863 sq.ft. (80.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 for 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		86 B
69-80	C	70 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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