





**Offers in Excess of
£325,000**

Positioned in a cul-de-sac location in West Bletchley on Archers Wells is this three-bedroom extended detached bungalow. The property boasts a lounge, kitchen/ diner, separate W.C. and a shower room. Further benefits include a garage and a driveway with off-road parking for multiple vehicles. This property is being marketed with NO UPPER CHAIN.

Property Description

ENTRANCE

Path to front door.

ENTRANCE HALL

Doors to bedroom one, two and three, lounge, kitchen/dining room, w.c, shower room, doors to garden, radiator, loft access.

LOUNGE

Double glazed window to rear aspect. Sliding wooden double doors to kitchen and dining room, single glazed frosted window to front (entrance hall), gas fireplace, radiator.

KITCHEN

Double glazed window to side aspect. Double glazed sliding doors to garden, double glazed door to garden, radiator, fitted with wall and base units, stainless steel sink, splash back tiling, space for washing machine, cooker and fridge freezer, part tiled walls.

BEDROOM ONE

Double glazed window to side aspect. Built in wardrobes, radiator.

BEDROOM TWO

Double glazed window to side aspect. Radiator.

BEDROOM THREE

Double glazed window to side aspect. Radiator.

SEPERATE W.C

Frosted double glazed windows to front aspect. Low level w.c, part tiled walls.

BATHROOM

Frosted double glazed window to front aspect. Radiator, tiled walls, doors to, door to storage with wall mounted boiler and radiator, sink and pedestal, corner shower.

OUTSIDE

GARAGE

Wooden brown doors to side access, two single glazed window to front and side aspect.

FRONT GARDEN

Block paved drive, three bushes, enclosed by half brick wall, flower border.

REAR GARDEN

Block paved garden, door to garage, flower and bush beds, enclosed by wooden fencing, wooden double doors to side access, side gate, outside tap, wooden shed.

Approximate Gross Internal Area 852 sq ft - 79 sq m



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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