





£345,000

OFFERED WITH NO ONWARD CHAIN! A three bedroom Semi-Detached home located on the popular Bedgrove development in a quiet cul de sac opposite Bedgrove park. The accommodation comprises; Entrance porch, hallway, lounge, dining room, kitchen, conservatory/ utility, WC, three bedrooms, bathroom, generous Southerly facing rear garden, garage and driveway parking. Call for further information or to arrange a viewing.

Property Description

ENTRANCE PORCH

UPVC double glazed sliding door opens to the entrance porch, further door opens to:

ENTRANCE HALL

Stairs rise to the first floor, doors to all rooms, radiator.

LOUNGE *11' 9" x 13' 5" (3.58m x 4.09m)*

UPVC double glazed window to the front, radiator, television aerial point, feature fireplace with electric fire.

DINING ROOM *9' 5" x 10' 0" (2.87m x 3.05m)*

Door opens to conservatory, radiator.

CONSERVATORY/UTILITY *17' 5" x 5' 8" (5.30m x 1.73m)*

Double glazed sliding door to the rear garden, radiator, plumbing for washing machine, space for tumble dryer, door to side access, single drainer sink unit with mixer tap, door to:

CLOAKROOM

Window to the rear, low level wc.

KITCHEN *8' 8" x 10' 0" (2.64m x 3.05m)*

Window to the rear, range of storage units at base and eye level, work surface areas, fitted double oven and four ring gas hob, space for fridge and freezer, space for slimline dishwasher, door to side access, understairs storage cupboard, single drainer sink unit with mixer tap, wall mounted gas boiler.

LANDING

UPVC double glazed window to the side, radiator, doors to all rooms, access to loft space, door to airing cupboard.

BEDROOM ONE *9' 5" x 13' 10" (2.87m x 4.21m)*

UPVC double glazed window to the front, radiator.

BEDROOM TWO *11' 0" x 9' 11" (3.35m x 3.02m)*

UPVC double glazed window to the rear, radiator, wash hand basin.

BEDROOM THREE *8' 8" x 8' 2" (2.64m x 2.49m)*

UPVC double glazed window to the front, radiator.

BATHROOM

Frosted UPVC double glazed window to the rear, low level wc, paneled bath with shower attachment and power shower over with glass screen, wash hand basin, radiator.

OUTSIDE

GARAGE

Driveway parking leading to single garage.

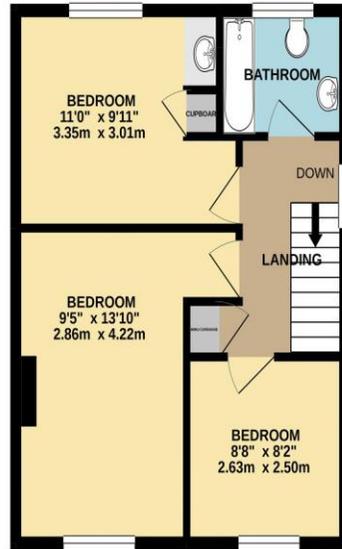
REAR GARDEN

Southerly facing rear garden, enclosed by timber fencing, laid to lawn, patio area.

GROUND FLOOR
547 sq.ft. (50.8 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.

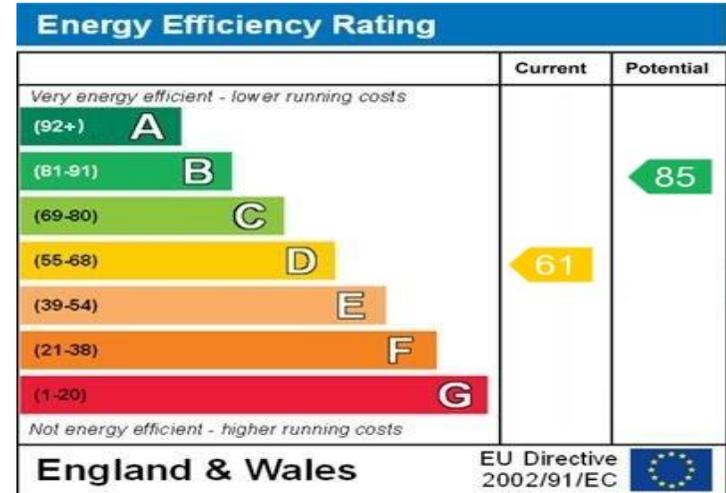


TOTAL FLOOR AREA - 960 sq.ft. (89.2 sq.m.) approx.

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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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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