

**£315,000**

This Victorian three-bedroom bay fronted end of terrace is located in Central Bletchley on Brooklands Road. The property boasts being in walking distance to both the local high street and Bletchley train station, further benefits include a recently refurbished family bathroom and kitchen, separate reception rooms, a garage and off-road parking to the rear of the property.

# Property Description

## ENTRANCE PORCH

Double glazed door. Window to lounge.

## ENTRANCE HALL

Door to living space.

## CLOAKROOM

Double glazed frosted window to rear aspect. Low level WC.

## LOUNGE

Double glazed bay window to front aspect. Radiator.

## DINING ROOM

Double glazed window to rear aspect. Radiator, open to kitchen, storage cupboards, feature fireplace, stairs rising to first floor.

## KITCHEN

Window to side aspect, door to lean to. Fitted with a range of base and eye level units with square edge work surface over, space for: range cooker with extractor hood over, dishwasher, and fridge freezer; composite sink with mixer tap, tiled floor, part tiled walls.

## UTILITY ROOM

Wall-mounted boiler, tiled floor, space for washing machine.

## LEAN TO

Double glazed frosted door to rear. Doors to utility and cloakroom, radiator.

## LANDING

Radiator.

## BEDROOM ONE

Double glazed window to front aspect. Radiator.

## BEDROOM TWO

Double glazed window to rear aspect. Radiator.

## BEDROOM THREE

Double glazed window to rear aspect. Radiator.

## BATHROOM

Wash hand basin in vanity unit with mixer tap, low level WC, panelled bath with shower attachment over, heated towel rail, fully tiled walls and floor.

## OUTSIDE

## GARAGE/PARKING

Garage with up and over door, power and lighting. Off road parking to rear.

## FRONT GARDEN

Laid to gravel with path to front door, passage leading to rear garden.

## REAR GARDEN

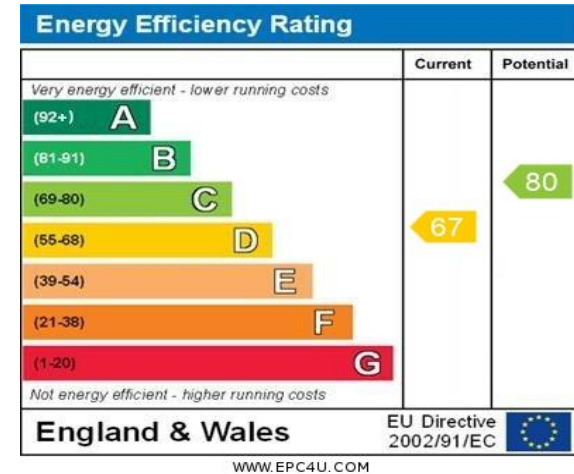
Tiered courtyard garden with patio area, stairs leading to lawn area, side and rear gated access, shrub/hedge borders, two sheds to remain, enclosed by brick wall and fencing, outside tap.

**Approximate Gross Internal Area 1132 sq ft - 105 sq m  
(Excluding Garage)**

Ground Floor Area 680 sq ft – 63 sq m

First Floor Area 452 sq ft – 42 sq m

Garage Area 269 sq ft – 25 sq m



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

190 Queensway Bletchley Milton Keynes MK2 2ST  
01908 648 666 | bletchley@maea.co.uk