







**£295,000**

Located on the Rivers Estate off Shenley Road in Bletchley is this three bedroom semi detached. The property boasts off road parking for several vehicles, a private rear garden with side gated access and outbuildings. Further benefits include having a separate lounge and dining room. The area offers local shops, bus stops and a range of both primary and secondary schools all in walking distance.

# Property Description

## ENTRANCE

Door to:

## ENTRANCE HALL

Stairs to first floor, obscure door to lounge, door to kitchen.

## LOUNGE

Double glazed window to front aspect. Radiator.

## DINING ROOM

Double glazed sliding patio door to rear garden. Wood effect flooring, radiator, doorway to lounge.

## KITCHEN

Double glazed window to rear aspect, obscure double glazed door to rear garden. Range of wall mounted and floor standing units with work surface over, built in electric oven and gas hob with extractor fan over, space for fridge/freezer, space for dishwasher and washing machine.

## LANDING

Double glazed window to side aspect. Access to loft, doors to bedrooms and bathroom.

## BEDROOM ONE

Double glazed window to front aspect. Radiator, built in storage cupboard.

## BEDROOM TWO

Double glazed window to rear aspect. Airing cupboard housing hot water tank, storage cupboard, radiator.

## BEDROOM THREE

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

## BATHROOM

Obscure double glazed windows to side and rear aspects. Low level w.c., pedestal wash hand basin, panelled bath with shower over, heated towel rail, fully tiled walls, extractor fan, wood effect flooring.

## OUTSIDE

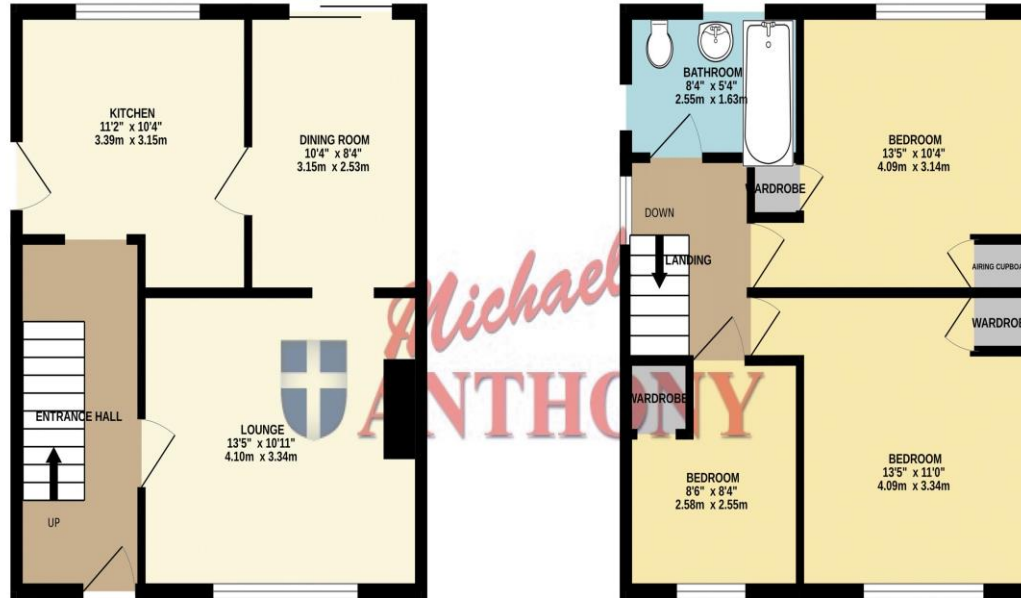
### FRONT GARDEN

Driveway providing off road parking for several vehicles, low level brick wall, shrub borders, step up to front door, security light, gated side access.

### REAR GARDEN

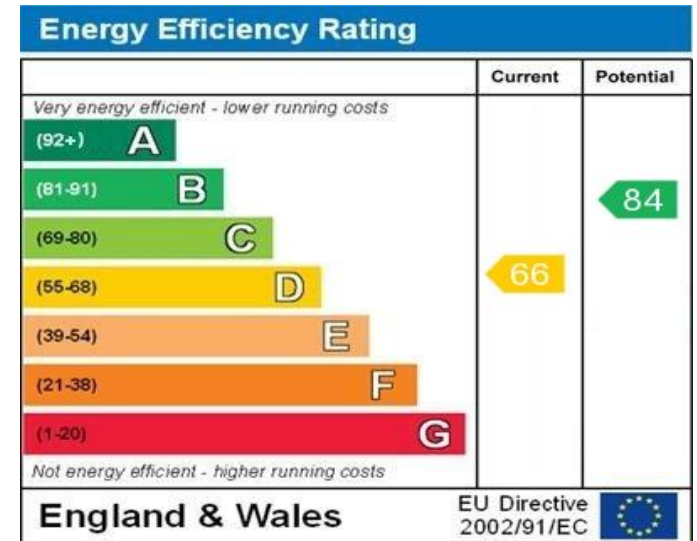
Lawn and patio areas, fully enclosed by timber fencing, raised flower border, outbuilding, side gated access, shed to remain, outside tap, security light.

1ST FLOOR  
414 sq.ft. (38.4 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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