





**Fixed £385,500**

Located on the sought after modern housing development of Newton Leys is a three/four bedroom terraced town house. The property allows for spacious living accommodation over three floors, the ground floor offers a kitchen/breakfast room, downstairs cloakroom and a separate reception room which can be used as either a formal dining room or lounge. The first floor boasts bedroom three, family bathroom and a second reception room or the potential of a fourth bedroom. The second floor offers another two bedrooms one being the main bedroom with en-suite and also a separate shower room. Further benefits include a low maintenance rear garden, a car port and an additional allocated parking space.

# Property Description

## **ENTRANCE**

UPVC door to:

## **ENTRANCE HALL**

Stairs rising to first floor, radiator, doors to cloakroom, sitting room and kitchen, storage cupboard.

## **CLOAKROOM**

Low level WC, pedestal wash hand basin, part tiled walls, radiator.

## **RECEPTION ROOM**

UPVC double glazed double door to garden, two double glazed windows to rear aspect. Two radiators.

## **KITCHEN**

Double glazed window to front aspect. Fitted with a range of base and eye level units with rolled edge work surface over, one and a half bowl stainless steel sink with mixer tap over, integrated: fridge freezer, oven and hob with extractor fan over, dishwasher, and washing machine; wall-mounted boiler, radiator.

## **LANDING (First Floor)**

Double glazed window to front aspect. Stairs rising to second floor, doors to bedroom three, bathroom and reception room.

## **BEDROOM THREE**

Double glazed window to front aspect. Radiator.

## **RECEPTION ROOM**

Double glazed window to rear aspect, double glazed door to Juliet balcony. Two radiators.

## **BATHROOM**

Low level WC, pedestal wash hand basin, bath with power shower over, heated towel rail, part tiled walls.

## **LANDING (Second Floor)**

Airing cupboard, door to bedrooms one, two and shower room.

## **BEDROOM ONE**

Double glazed window to rear aspect. Radiator, door to en-suite.

## **EN-SUITE**

Low level WC, pedestal wash hand basin, shower cubicle, part tiled walls, radiator.

## **BEDROOM TWO**

Two double glazed windows to front aspect. Radiator.

## **SHOWER ROOM**

Low level WC, pedestal wash hand basin, shower cubicle, part tiled walls, radiator.

## **OUTSIDE**

### **PARKING**

Carport and allocated parking.

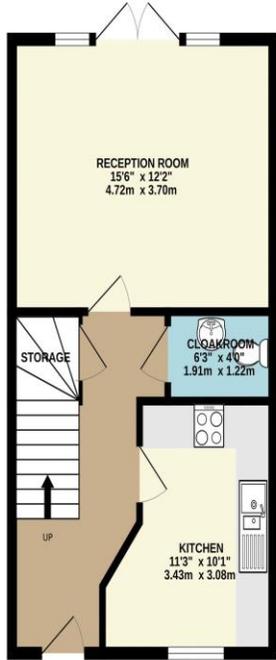
### **FRONT GARDEN**

Laid to artificial grass with path to front door, pebbled area.

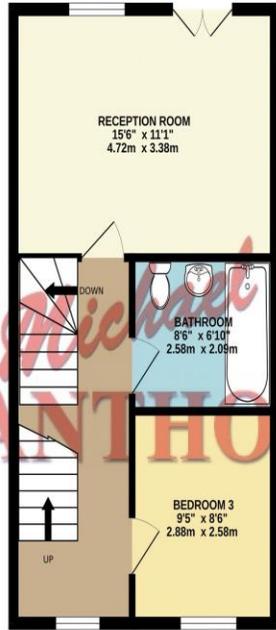
### **REAR GARDEN**

Laid to artificial grass, enclosed by timber fence panelling, side gated access, outside tap, outside light, shed to remain.

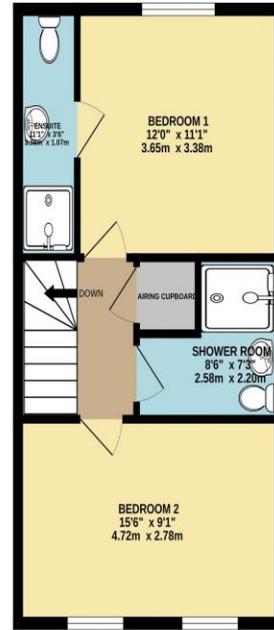
GROUND FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR  
424 sq.ft. (39.4 sq.m.) approx.

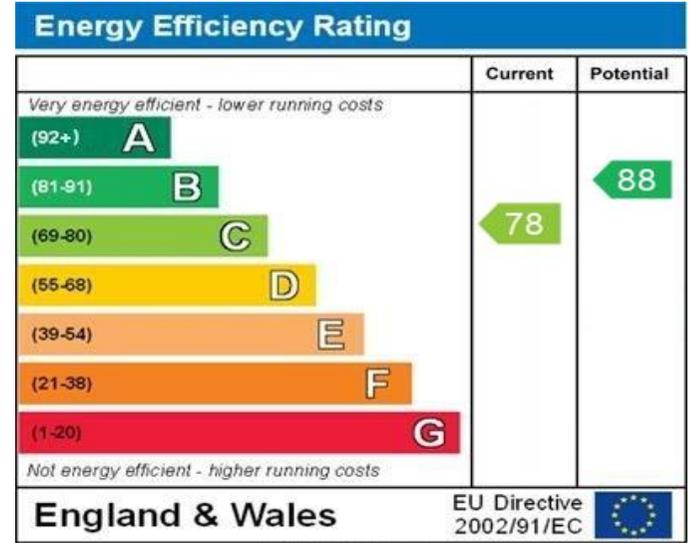


2ND FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 1271 sq.ft. (118.1 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.  
Made with Metropix ©2023



WWW.EPC4U.COM

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