





**£435,000**

Positioned in the popular location of Mill Road in Bletchley is this four-bedroom terraced home, the property is set adjacent to the Grand union canal offering picturesque views and walks. The house boasts a 50ft mooring, a conservatory with a recently installed insulated roof, refitted family bathroom and a refitted en-suite to the main bedroom. Further benefits include a utility room and downstairs cloakroom, kitchen, lounge/diner and generous sized rear garden with access to the Canal.

# Property Description

## ENTRANCE

Door to:

## ENTRANCE HALL

Stairs to first floor, understairs storage cupboard, quarry tiled flooring, radiator, doors to kitchen, utility room and lounge/diner.

## LOUNGE/DINER

Two double glazed windows to rear aspect, double glazed French door to conservatory. Two radiators.

## CONSERVATORY

Brick base UPVC double glazed conservatory, double glazed windows to side, double glazed French doors to rear garden, real wood flooring, wall mounted light, electric heating.

## KITCHEN

Double glazed window to front aspect. Fitted with a range of wall mounted and floor standing units with work surface over and under unit lighting, integrated fridge and freezer, five ring gas hob with two electric oven/grill and plate burner with extractor fan over, built in wine cooler, space for dishwasher and washing machine, stainless steel one and a half bowl sink with mixer tap, complementary tiling, wood effect flooring.

## UTILITY ROOM

A range of wall mounted and floor standing units with under unit lighting, wood effect flooring, space for washing machine, space for tumble dryer, storage cupboard, Belfast style sink with mixer tap, spotlights, door to cloakroom.

## CLOAKROOM

Wood effect flooring, low level w.c., vanity wash hand basin with splash back tiling and mixer tap, extractor fan, spotlights, wall mounted boiler.

## LANDING

Stairs to second floor, doors to bedrooms and shower room.

## BEDROOM TWO

Double glazed window to rear aspect. Radiator.

## BEDROOM THREE

Double glazed window to rear aspect. Radiator.

## BEDROOM FOUR

Double glazed window to front aspect. Radiator.

## BATHROOM

Double glazed window to front aspect. Vanity wash hand basin with mixer tap, low level w.c., heated towel rail, water proof laminate flooring, spotlights, airing cupboard housing hot water tank and linen shelving, part tiled walls, P-shaped bath with shower attachment over and mixer tap.

## SECOND FLOOR LANDING

Double glazed velux window to rear aspect. Eaves storage, door to bedroom one.

## BEDROOM ONE

Two double glazed velux windows to rear aspect. Eaves storage, radiator, door to en-suite.

## EN-SUITE

Obscure double glazed velux window to front aspect. Fully tiled walls and floor, low level w.c., vanity wash hand basin with mixer tap, walk in Aqua Lisa shower with remote, radiator, wall mounted light.

## OUTSIDE

## FRONT GARDEN PARKING

Laid to block paving providing off road parking for two cars.

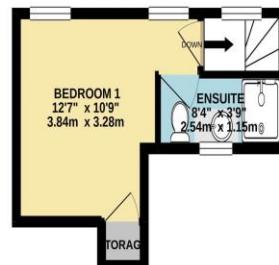
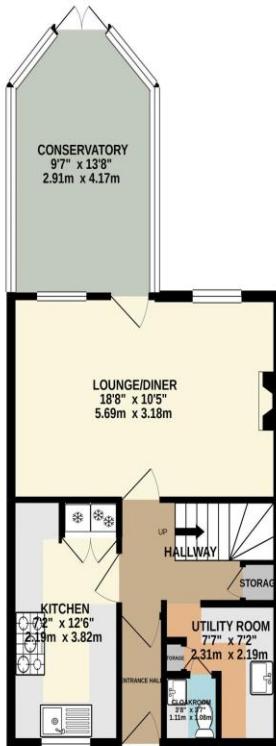
## REAR GARDEN

Well established sectioned rear garden, mature hedge and shrub borders, wooden fencing, lawn area, flower area, wild flower area, brick built bbq, outside water, shed to remain, summer house with electric and wifi, gated access to soft mooring, mooring charging point.

GROUND FLOOR  
519 sq.ft. (48.2 sq.m.) approx.

1ST FLOOR  
403 sq.ft. (37.4 sq.m.) approx.

2ND FLOOR  
161 sq.ft. (15.0 sq.m.) approx.



MAEA  
ANTHONY

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	83
(69-80)	C	72
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

TOTAL FLOOR AREA : 1083 sq.ft. (100.7 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.

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