





£435,000

Located on one of Bletchley's most popular roads on Cottingham Grove is this circa 1930's Tranfield built three-bedroom, bay-fronted semi-detached home. The property boasts being in turnkey condition and offers a downstairs cloakroom, refitted family bathroom, refitted kitchen, open planned lounge/diner with a bay window and bi-folding doors leading to an insulated conservatory. Further benefits include a garage with a pressed concrete driveway with integrated lights, and an extensive rear garden backing onto a park.

Property Description

ENTRANCE

Composite front door to:

ENTRANCE HALL

Radiator, stairs rising to first floor, doors to cloakroom, lounge/diner and kitchen.

CLOAKROOM

Low level WC, corner wash hand basin in vanity unit with mixer tap, tiled floor and walls.

LOUNGE/DINING ROOM

Double glazed bay window to front aspect, double glazed bi-folding doors to conservatory. Two radiators.

CONSERVATORY

Double glazed windows to side and rear aspects, double glazed double doors to rear. Tiled floor, solid roof.

KITCHEN

Double glazed frosted door to side, double glazed windows to side and rear aspects. Fitted with a range of wall-mounted and base units with square edge wooden work surface over, integrated: five-ring gas hob with extractor hood over, oven, dishwasher, washing machine and tumble dryer; one and a half bowl porcelain sink unit with mixer tap, space for fridge freezer, wall-mounted boiler, tiled floor, part tiled walls, radiator.

LANDING

Doors to bedrooms and bathroom.

BEDROOM ONE

Double glazed bay window to front aspect. Radiator.

BEDROOM TWO

Double glazed window to rear aspect. Radiator, loft access.

BEDROOM THREE

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

BATHROOM

Double glazed frosted window to rear aspect. Panelled bath with shower attachment over and mixer tap, low level WC, wash hand basin with mixer tap, tiled floor, heated towel rail, part tiled walls.

OUTSIDE

GARAGE

Garage in garden with electric door, power and lights, courtesy door to garden.

FRONT GARDEN

Path to front door, block paved driveway for multiple cars.

REAR GARDEN

Laid to lawn with patio area, mature trees, outside tap, double doors to side gated access, all enclosed by timber fence panelling.

**Approximate Gross Internal Area 1091 sq ft - 102 sq m
(Excluding Garage)**

Ground Floor Area 633 sq ft - 59 sq m
First Floor Area 458 sq ft - 43 sq m
Garage Area 166 sq ft - 15 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.

Michael
ANTHONY

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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	73	79
(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		