





**£225,000**

This three bedroom, end of terrace property is located in the heart of Bradville. Upon entry you are met with a cloakroom, kitchen, open-plan lounge diner and bedroom three. the first floor comprises of a family bathroom and two further bedrooms. The property is located on a generous plot offering front and back gardens with driveway parking for multiple vehicles.

# Property Description

## ENTRANCE

Door to:

## ENTRANCE HALL

Doors to WC and kitchen.

## CLOAKROOM

Low level WC, wall-mounted wash hand basin, splash back tiling, combi-boiler.

## LOUNGE/DINER

Two radiators, UPVC double glazed window to the rear, UPVC double glazed door to the rear, stairs rising to first floor, electric fireplace.

## KITCHEN

Fitted with a range of base and eye level units with work surface over, space for washing machine, space for cooker, space for fridge freezer, single drainer sink unit, splashback, extractor fan, storage cupboard, door to bedrooms.

## BEDROOM ONE

UPVC double glazed window to the front, radiator, storage cupboard.

## BEDROOM TWO

UPVC double glazed window to the front, radiator, storage cupboard.

## BEDROOM THREE

UPVC double glazed window to the front, radiator.

## BATHROOM

UPVC double glazed frosted window to the front, panelled bath with mixer tap and electric shower attachment over, splash back tiling, wall-mounted wash hand basin, low level WC, radiator, storage cupboard, access to loft void.

## OUTSIDE

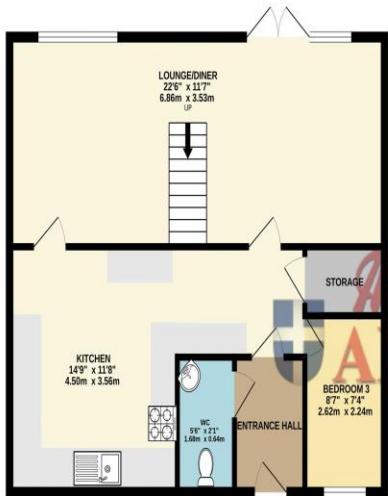
### FRONT GARDEN

Laid to lawn, path to front door.

### REAR GARDEN

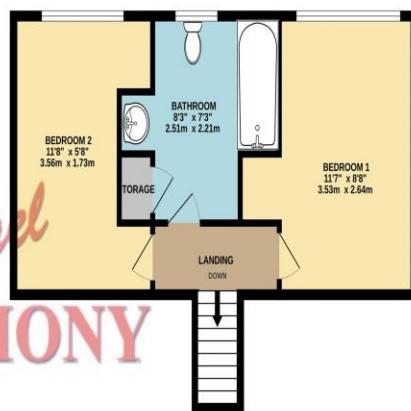
Tiered garden with paved patio area, gravelled area, laid to lawn, enclosed by timber fence panelling, shed to remain, rear gated access.

GROUND FLOOR



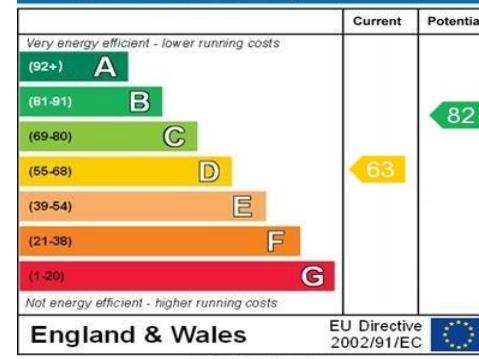
Michael  
ANTHONY

1ST FLOOR



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 Meropia ©2023

### Energy Efficiency Rating



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

209A Witan Gate Sovereign Court Milton Keynes Buckinghamshire MK9 2HP  
01908 393 553 | [miltonkeynes@maea.co.uk](mailto:miltonkeynes@maea.co.uk)