



St Pauls Road, Bletchley, Milton Keynes, Buckinghamshire MK3 5EF


WALDENS
ESTATE AGENTS

St Pauls Road
Bletchley
Milton Keynes
Buckinghamshire
MK3 5EF

£350,000

Waldens are delighted to receive instructions to sell this much loved 3 Bedroom bay fronted semi detached family home, that has not come to the open market for nearly 70 years. Situated on a corner plot position and with potential to extended subject to usual planning consents. Offering lounge, kitchen, dining room, generous rear garden.

- 3 Bedroom bay fronted semi-detached property
- Gas Central Heating
- Majority double glazed windows
- Lounge
- Kitchen & Dining room
- 2 Double bedrooms and one single
- Shower room with separate W.C
- Outbuildings
- Front and side garden
- Rear garden 49ft by 46 ft average

- Council Tax Band TBC
- Energy Efficiency Rating D



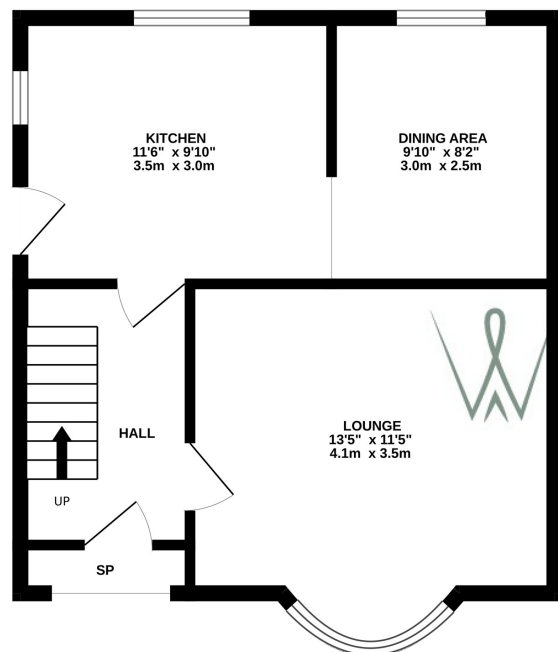
Close to amenities



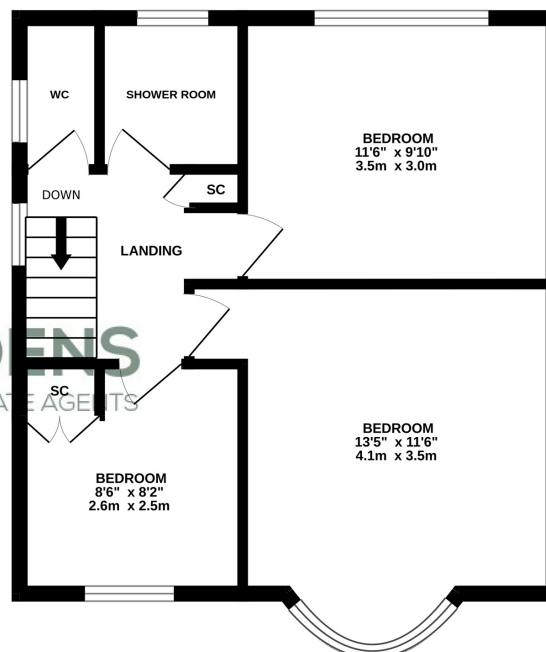
Entering the property into the hallway with doors to living areas and stairs to first floor. Lounge with feature fireplace and double glazed window to front aspect. Kitchen with a range of built in units and cupboards, built in oven and hob, wall mounted boiler, door leading to rear garden, window to rear aspect. Opening through to the dining room which measures with window to rear aspect. The first floor landing has window to side elevation, airing cupboard and access to loft hatch. Bedroom one, range of fitted wardrobes, built in cupboard, window to front elevation. Bedroom two built in cupboard and window to rear elevation. Bedroom three built in over stairs cupboard and window to front elevation. On the outside you have an enclosed area directly from the kitchen door which leads to two outbuildings. One used for storage and the other which was formerly a W.C. Rear garden is mainly laid to lawn and enclosed by wooden fencing and double gates to the side which leads to the side garden. As previously mentioned the garden has been measured but due to the angle of the garden we have taken average measurements which are 49ft by 46ft. Front and side garden laid to lawn.



GROUND FLOOR
429 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR
429 sq.ft. (39.9 sq.m.) approx.



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TOTAL FLOOR AREA : 858 sq.ft. (79.7 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC