

£325,000  
Freehold



**THOMAS CONNOLLY**  
ESTATE AGENTS | LETTING AGENTS | NEW HOMES | PROPERTY MANAGEMENT





## Summary of Property

Thomas Connolly Estate Agents are pleased to present this three bedroom semi-detached property situated in the sought after location of Bletchley, within close proximity to primary schools, the local train station and a 10-15 minute drive to Central MK.

The accommodation in brief comprises; ground floor - entrance hall with storage cupboard, kitchen, dining room and a sitting room. The first floor offers three bedrooms with wardrobes/storage cupboards and a re fitted family bathroom off the landing. This property also benefits from a rear garden and driveway parking for 4 cars.

Please contact us for further information or to confirm your viewing appointment.

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

# Room Descriptions

## GROUND FLOOR

### ENTRANCE HALL

### KITCHEN

13' 2" x 10' 1" (4.01m x 3.07m)

### DINING ROOM

8' 6" x 8' 4" (2.59m x 2.54m)

### SITTING ROOM

15' 11" x 11' 4" (4.85m x 3.45m)

### STORAGE CUPBOARD

## FIRST FLOOR

### BEDROOM ONE

12' 6" x 11' 5" (3.81m x 3.48m)

### BEDROOM TWO

15' 10" x 8' 6" (4.83m x 2.59m)

### BEDROOM THREE

9' 2" x 8' 1" (2.79m x 2.46m)

### FAMILY BATHROOM

## EXTERIOR

### REAR GARDEN

### PARKING FOR FOUR CARS

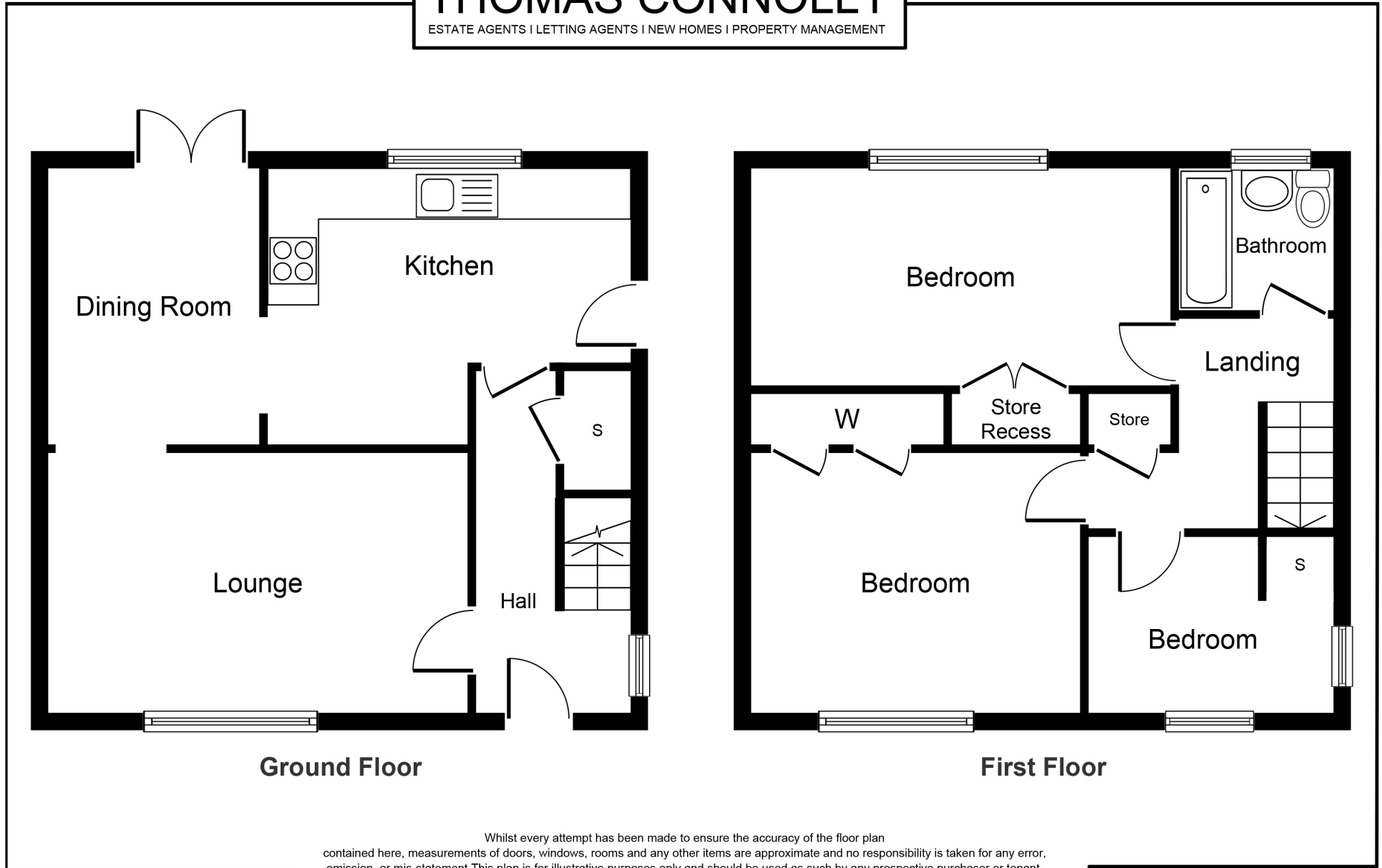
### PLEASE NOTE

These property particulars do not constitute part or all of an offer or contract. All measurements are stated for guidance purposes only and may be incorrect. Details of any contents mentioned are supplied for guidance only and must also be considered as potentially incorrect. Thomas Connolly Estate Agents advise prospective buyers to recheck all measurements prior to committing to any expense. We confirm we have not tested any apparatus, equipment, fixtures, fittings or services and it is within the prospective buyers interests to check the working condition of any appliances prior to exchange of contracts. Thomas Connolly Estate Agents has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor



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Ground Floor

First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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