



**14 Arran Way, Bletchley, Milton Keynes,
Buckinghamshire, MK3 5FF**

£285,000 Freehold

- Garage & Driveway
- Three bedrooms
- End of terrace house
- Master Bedroom With Ensuite
- Cloakroom and family bathroom
- Desirable new development of Newton Leys
- EPC Rating B





GROUND FLOOR

Entrance Hall

Cloakroom

Fitted to comprise two piece suite

Kitchen Diner

16' 1" x 9' 1" (4.90m x 2.77m)

Lounge

16' 1" x 11' 1" (4.90m x 3.38m)

FIRST FLOOR

First Floor Landing

Doors leading to:

Bedroom One

10' 6" x 8' 4" (3.20m x 2.54m)

En-suite

Fitted to comprise three piece suite

Bedroom Two

10' 8" x 8' 8" (3.25m x 2.64m)

Bedroom Three

8' 2" x 7' 4" (2.49m x 2.24m)

Family Bathroom

Fitted to comprise three piece suite

EXTERIOR

Rear And Front Garden

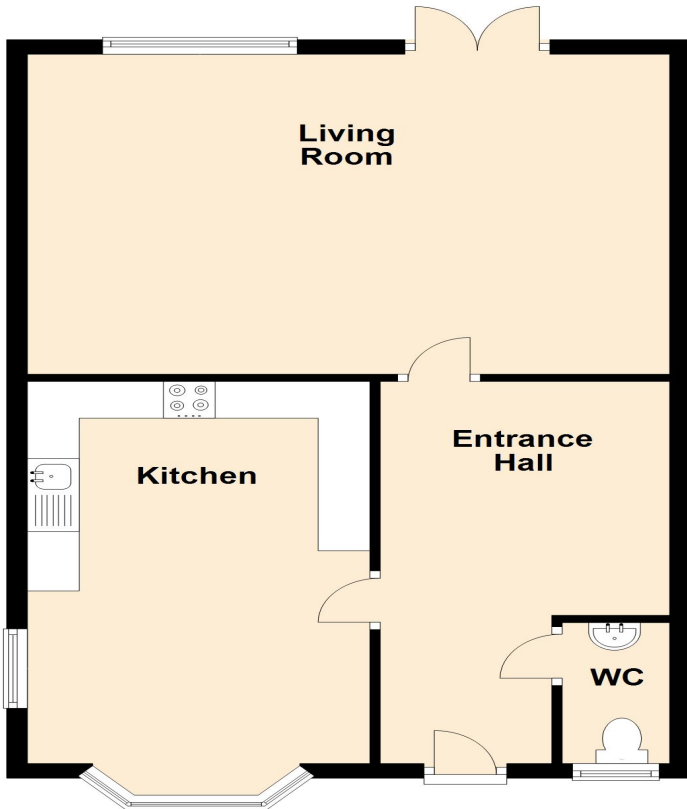
Garage and driveway

Providing off road parking for two vehicles

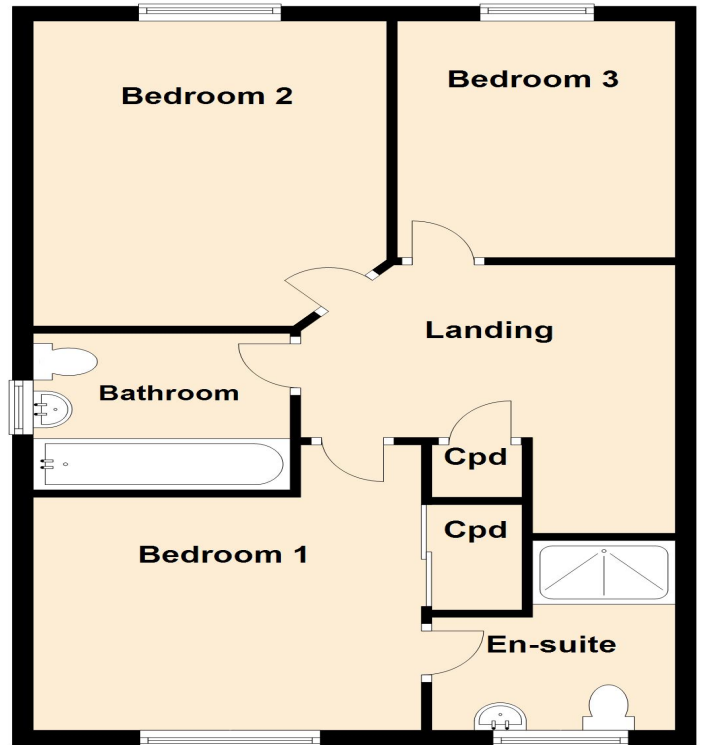
Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to Elevation Estate Agents in the first instance.

Ground Floor



First Floor



elevation estate agents
Plan produced using PlanUp.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>				<i>Very environmentally friendly - lower CO₂ emissions</i>	
(92 to 100) A			(92 to 100) A		
(81 to 91) B			(81 to 91) B	86	86
(69 to 80) C			(69 to 80) C		
(55 to 68) D			(55 to 68) D		
(39 to 54) E			(39 to 54) E		
(21 to 38) F			(21 to 38) F		
(1 to 20) G			(1 to 20) G		
<i>Not energy efficient - higher running costs</i>				<i>Not environmentally friendly - higher CO₂ emissions</i>	
England, Wales & N.Ireland	EU Directive 2002/91/EC		82	82	
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