







**£235,000**

Located in the residential area on Beanhill is this three-bedroom end-of-terrace bungalow. The property comprises three bedrooms, lounge, kitchen/diner leading on to the private rear garden and a shower room with a separate w.c. Further benefits include off-road parking.

# Property Description

## ENTRANCE

Double glazed door to:

## ENTRANCE HALL

Radiator, doors to all rooms.

## LOUNGE

Double glazed window to rear aspect. Radiator, electric fireplace.

## KITCHEN/DINER

Double glazed window and door to rear. Fitted with a range of base and eye level units with rolled edge work surface over, one and a half bowl stainless steel sink with mixer tap, space for: range cooker, washing machine, tumble dryer, and dishwasher; extractor fan, tiled floor, splashback tiling, radiator.

## BEDROOM ONE

Double glazed window to front aspect. Radiator.

## BEDROOM TWO

Double glazed window to front aspect. Radiator.

## BEDROOM THREE

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

## SHOWER ROOM

Shower cubicle, tiled walls and floor, wall-mounted wash hand basin, radiator.

## WC

Low level WC, splashback tiling.

## OUTSIDE

### PARKING

Off-road parking.

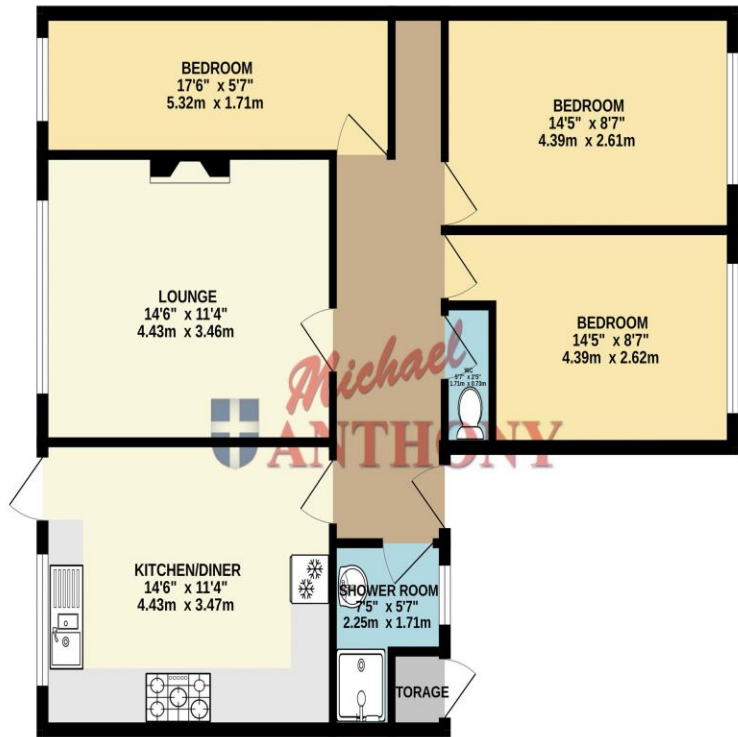
### FRONT GARDEN

Gravel area with path to front door, shrub/hedge borders.

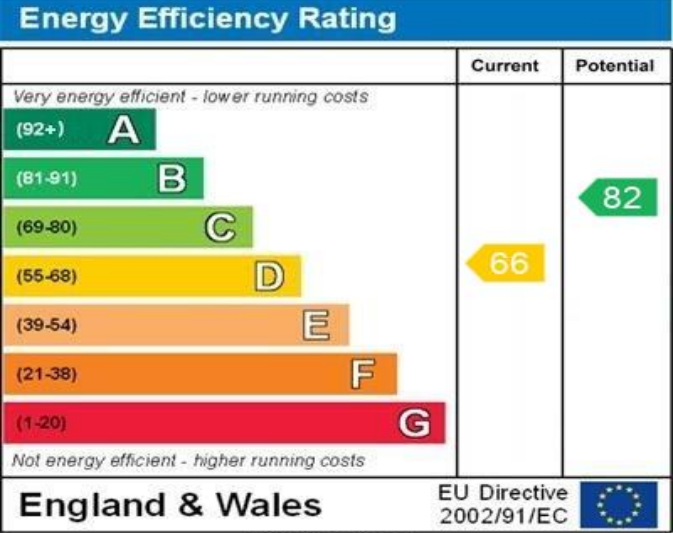
### REAR GARDEN

Laid to patio with gravel area, shed to remain, outside tap.

GROUND FLOOR  
814 sq.ft. (75.6 sq.m.) approx.



TOTAL FLOOR AREA: 814 sq.ft. (75.6 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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190 Queensway Bletchley Milton Keynes MK2 2ST  
01908 648 666 | bletchley@maea.co.uk