



## 11 Regent Street

Bletchley, Milton Keynes, MK2 2UD

£270,000



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## ENTRANCE HALL

UPVC double glazed door and window to front. Stairs to first floor landing. Door to living room.

## LIVING ROOM

13'11" x 11'10" (4.25 x 3.63)  
Double glazed bay window to front. Radiator. Telephone point. Door to kitchen / dining room.

## KITCHEN/DINER

15'3" x 11'9" (4.65 x 3.59)  
Double glazed door to side. Windows and door to rear. Fitted wall and base units with worksurfaces. One and half bowl sink drainer unit and mixer tap. Electric oven and hob with extractor hood over. Space for fridge freezer. Radiator. Wall mounted combination boiler. Understairs storage cupboard.

## CONSERVATORY

11'11" x 11'11" (3.64 x 3.64)  
Brick base. Double glazed windows to three sides. Double glazed French doors to rear. Radiator. Plumbing for washing machine and space for tumble dryer.

## FIRST FLOOR LANDING

Double glazed window to side. Access to loft space.

## BEDROOM ONE

15'1" x 11'10" max into recess (4.62 x 3.61 max into recess)  
Two double glazed windows to front. Radiator.

## BEDROOM TWO

11'11" x 9'0" (3.65 x 2.76)  
Double glazed window to rear. Radiator.

## BATHROOM

8'9" x 5'10" (2.68 x 1.79)  
Double glazed obscure window to rear. Four piece suite comprising bath with mixer tap and mains shower with glass shower screen, wash hand basin and close coupled wc and bidet. Heated towel rail.

## FRONT GARDEN

Small garden area with brick retaining wall to front.

## REAR GARDEN

Rear width patio area. Steps up to lawn. Gated access to front and rear. Outside tap.

## GARAGE AND PARKING

Up and over door to front. Personal door to garden with hardstanding parking in front for one vehicle.

All measurements are approximate. The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. **MORTGAGE & FINANCIAL** - The Mortgage Store can provide you with up to the minute information on all available rates. To arrange an appointment, telephone this office **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT**. Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

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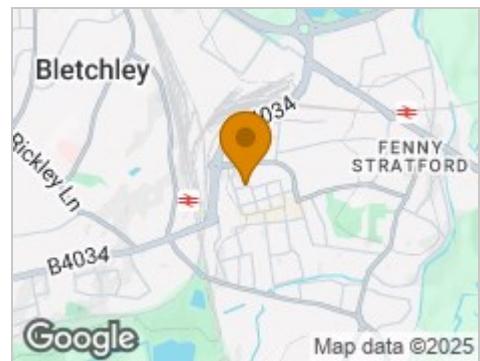
## Road Map



## Hybrid Map



## Terrain Map



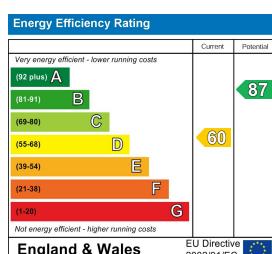
## Floor Plan



## Viewing

Please contact our Cauldwell Property Sales Office on 01908 304480 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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