



Mersey Close, Bletchley, MK3 7PP

Price £280,000 Freehold



Offered for sale with no onward chain and in need of some updating, this three-bedroom end-of-terrace home is located on the popular 'Rivers Estate' in West Bletchley. Neutrally decorated throughout, the property is ideally positioned close to local amenities, schools and parks, making it a convenient and appealing choice for families or first-time buyers.





# Mersey Close

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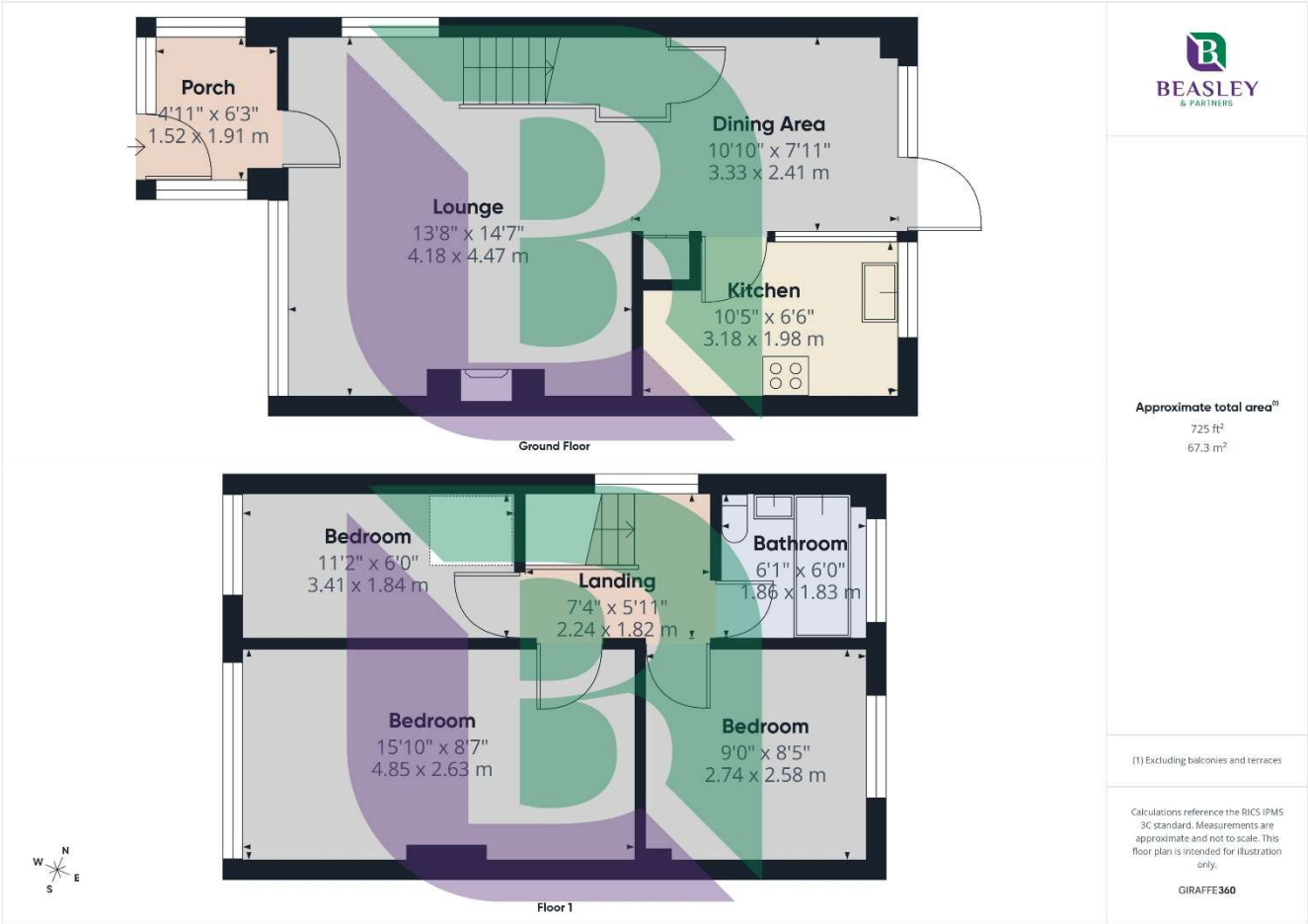
The property is entered via a front porch where a door leads through to the living room, where stairs rise to the first floor. The living room flows into the dining area, creating an open and sociable layout.

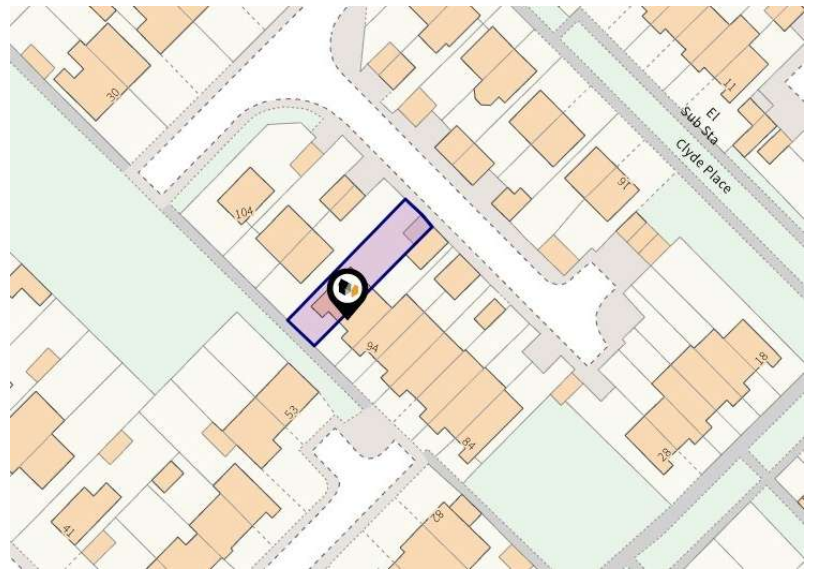
The dining area features a door providing access to the rear garden, as well as a glazed panel and door to the kitchen. The kitchen is fitted with a range of units and drawers, with work surfaces incorporating a sink unit, and provides space for both a cooker and a washing machine. From the first-floor landing there is access to three bedrooms and the bathroom.

Externally to the front is a garden with lawn and path leading to front door and side gated access to the rear. The rear garden is enclosed with a patio area and the remainder mainly laid to lawn. To the rear are of the garden are double gates leading to an off-road parking space.

Mersey Close is situated on the popular 'Rivers' residential area in West Bletchley an ideal location with local amenities, schools and parks all nearby. There are good road connections to the A5 and M1, Bletchley mainline train station and central Bletchley with a leisure centre, bus station and High Street, also Central Milton Keynes with its main line train station, shopping centre and wide range of leisure facilities.

Agents Note: Declaration of interest under Section 21 of the Estate Agent Act 1979, we hereby declare a personal interest in the sale of this property. The property is being sold by a family member of a Director of this Company.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (93-100)		86
B (81-92)		
C (69-80)	71	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

## Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



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