





Over 2000sqft, this FORMER DOCTORS' SURGERY is available CHAIN FREE, with EIGHT ROOMS that offer VERSATILE ACCOMMODATION and POTENTIAL for CONVERSION to a RESIDENTIAL HOME or a COMMERCIAL OPPORTUNITY STPP.

In further details this rarely available former doctors surgery comprises of a large wrap around plot with eight reception rooms. This property is offered chain free, has huge potential and could be a perfect opportunity for a private practice. Please contact Alan Francis now to avoid missing out.

- Eight Reception Rooms
- Former Doctors Surgery
- Large Wrap Around Plot
- Offered Chain Free
- Perfect For Private Practice
- Huge Potential

### LOCATION: BLETCHLEY

Bletchley is an independent town lying to the south of Milton Keynes offering a wide variety of shops, mainly located on the High Street. Schools in the area include Abbays Primary School, Leon Secondary and Lord Grey Secondary School. There is also a main college and railway station in Bletchley.

## GROUND FLOOR

### TREATMENT ROOM ONE

Window to front aspect with a radiator and door leading to the reception hall.

### RECEPTION HALL

24'1"M x 6'7"M

Window to rear aspect, storage cupboard with stairs rising to first floor and open plan with a door leading to...

### RECEPTION

9'11" x 7'11"

Window to rear aspect and door to...

### HALL

Door leading to...

### TREATMENT ROOM FOUR

Window to side aspect.

### STORE ROOM

Door to...

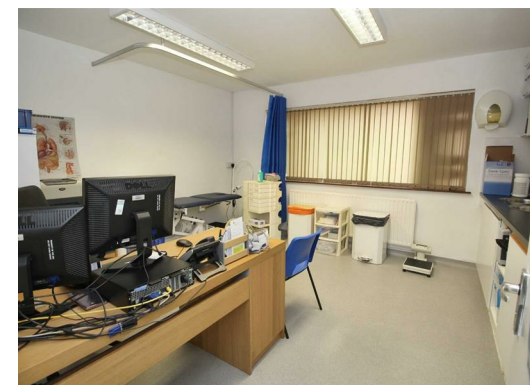
### BATHROOM

Window to side aspect and radiator.

### TREATMENT ROOM THREE

Window to side aspect.

## FIRST FLOOR



To arrange a viewing  
please call 01908 675747



### OFFICE TWO

20'11" x 8'11" plus 3'1" x 3'1"  
Windows to rear aspect and front  
aspect, radiator and door to...

### LANDING

Door to storage cupboard and door  
leading to...

### OFFICE MANAGER ROOM

12'11" x 11'8" plus 3'1" x 3'1"  
Window to front aspect.

### OFFICE ONE

13'11" x 8'11" plus 3'1" x 3'1"  
Window to front aspect, door to storage  
cupboard and door leading to...

### KITCHEN

6'11" x 5'11" plus 3'1" x 3'1"  
Door to storage cupboard.

### TENURE

Freehold

### RECEPTION HALL

24'1" x 6'7"  
Window to rear aspect, storage  
cupboard with stairs rising to first floor  
and open plan with a door leading to...

### TREATMENT ROOM THREE

Window to side aspect

### OFFICE TWO

20'11" x 8'11"  
Windows to rear aspect and front  
aspect, radiator and door to...

### OFFICE MANAGER ROOM

12'11" x 11'8"  
Window to front aspect.

### OFFICE ONE

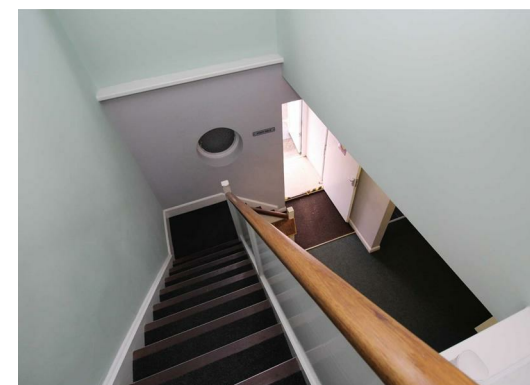
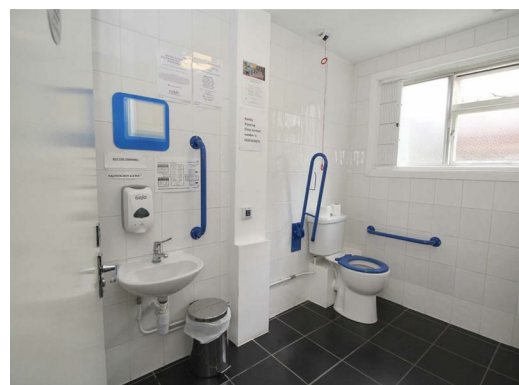
13'11" x 8'11"  
Window to front aspect, door to storage  
cupboard and door leading to...

### KITCHEN

6'11" x 5'11"  
Door to storage cupboard.

To arrange a viewing  
please call 01908 675747



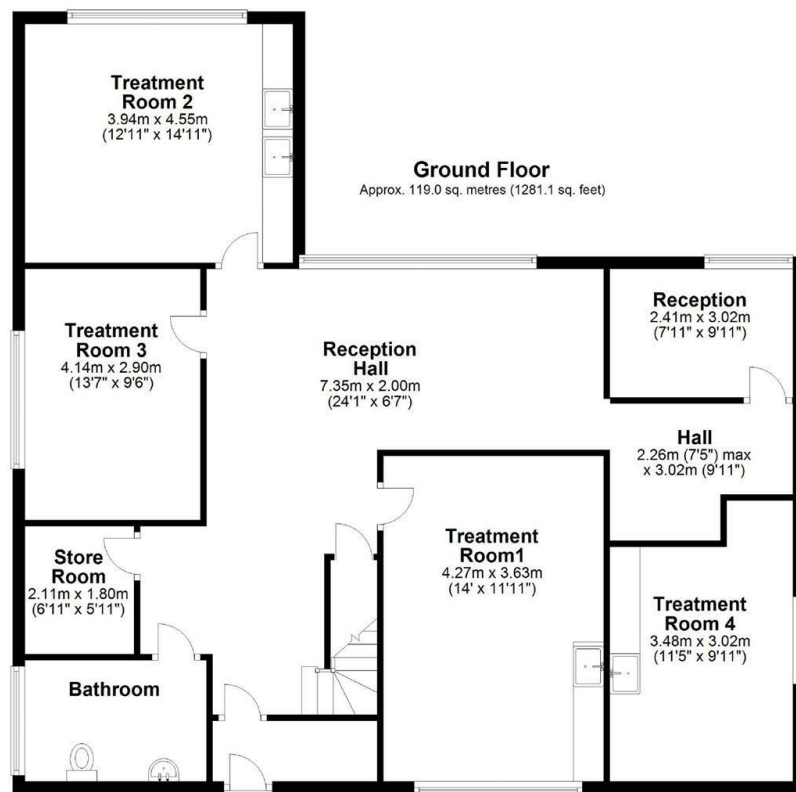


To arrange a viewing  
please call 01908 675747



To arrange a viewing  
please call 01908 675747





Total area: approx. 192.4 sq. metres (2071.4 sq. feet)



#### Energy Efficiency Rating

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

### Draft Details

These details have been submitted to our clients but at the moment have not been approved by them. We therefore, cannot guarantee their accuracy and they are distributed on this basis. Please ensure you have a copy of our approved details before committing yourself to any expense.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we shall be pleased to check any information for you. Do so, especially if travelling any distance to view the property.

The mention of any appliances and/or services within these details does not imply they are in full and efficient working order.

Any plans included within these details are a GUIDE TO THE LAYOUT OF THE PROPERTY ONLY and are NOT DRAWN TO SCALE. Dimensions are approximate.

### Mortgage Information

We can offer independent mortgage advice. Please call us to discuss your requirements. Your home may be repossessed if you do not keep up repayment on your mortgage or any loans secured on it.

### Property Valuations

We have some of the most experienced property valuers in Milton Keynes and would welcome the opportunity to carry out a VALUATION and MARKET APPRAISAL of your home.

### Viewing Arrangements

Please call us to make an appointment to view this property.

Monday to Friday 9.00 am - 6.00 pm  
Saturday 9.00 am - 4.00 pm  
Sunday CLOSED

