



**Connells**

Welbeck Close  
Monkston MILTON KEYNES



# Welbeck Close Monkston MILTON KEYNES MK10 9HQ

for sale  
**£255,000**



## Property Description

A very well presented two bedroom detached family residence situated within the highly desirable residential area of Monkston. The property benefits from being within the Oakgrove school catchment, being close to local amenities, the M1 & A5. The accommodation briefly comprises entrance hall, cloakroom, lounge, dining room, kitchen, master bedroom with en suite, two further bedrooms, bathroom, front & rear gardens and garage. Viewing highly recommended.

## Outside Area (front & Back)

Well-presented block frontage, maintained outside areas.

## Hall

18' 4" x 3' 5" ( 5.59m x 1.04m )  
Front door entrance opens into hall, leading to bedroom two, family bathroom, Lounge/Diner, storage cupboard and bedroom one with ensuite.

## Bedroom Two

10' 8" x 10' 6" ( 3.25m x 3.20m )  
Double glazed window. Wall mounted radiator. Carpeted flooring.

## Family Bathroom

Double glazed window. Family bathroom comprises of a four piece suite of bath with shower over, shower cubicle, W.C, low level sink with pedestal. Part tiled. Mirror on wall. Laminate flooring. Wall mounted radiator. Extractor fan.

## Lounge/Dining Room

16' 5" x 15' 11" ( 5.00m x 4.85m )  
Light and bright open plan lounge diner. Two double glazed windows. Wall mounted radiator. Carpeted flooring.

## Kitchen

10' 8" x 10' 6" ( 3.25m x 3.20m )  
Double glazed window. Kitchen comprises of storage cupboards worktops. Stainless steel sink with drainer. Tiled flooring. Gas top oven. Space for washing machine, dishwasher fridge freezer. Spotlights to ceiling. Wall mounted radiator.

## Storage Cupboard

Large storage cupboard.

## Bedroom One With En-Suite

13' 5" x 10' 7" ( 4.09m x 3.23m )  
Double glazed window. Wall mounted radiator. Carpeted flooring. Ensuite comprises of 3-piece suite, W.C Shower cubicle. Low level sink.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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26A Fyfield Barrow The Walnut Tree Local Centre Walnut Tree

EPC Rating: C

Council Tax  
Band: B

Service Charge:  
1996.66

Ground Rent:  
1800.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 06 May 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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