



48 Olney Road | Lavendon | MK46 4ET



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## Offers In The Region Of £275,000

A well-proportioned and located mature three bedroom semi-detached house, enjoying a corner plot with huge scope (stc) but requiring complete modernisation. Offer with no onward chain, the property presents an ideal base to create a spacious family house in this popular village. The property briefly comprises of an entrance hall, sitting room, kitchen/dining room, conservatory, downstairs shower room, store and WC. To the first floor is a landing, three bedrooms and a bathroom. Completing the property is a larger than average rear garden with garage and vehicular access providing substantial off street parking. Viewing is recommended.

- Mature semi-detached house in need of improvement
- PVCu double glazing
- No onward chain
- Gas fired radiator heating system
- Large corner plot with parking
- Sought after village



PVCu part glazed door to the front leading into the

### **Porch**

7'5" x 3'7" (2.27 x 1.11)

Timber entrance door to the

### **Entrance Hall**

Radiator, staircase to first floor, doors to the sitting room.

### **Sitting Room**

14'4" x 14'11" (4.38 x 4.56)

Sliding patio doors to the conservatory, radiator. Opening through into the kitchen/dining room.

### **Conservatory**

10'3" x 9'6" (3.13 x 2.92)

PVCu windows and door to the rear, mono pitched polycarbonate roof, two radiators.

### **Dining Room**

10'4" x 11'6" (3.16 x 3.53)

Window to front, radiator, coving. Opens through to the

### **Kitchen**

10'0" x 6'5" (3.06 x 1.98)

Fitted with a basic range of units and in need of refitting. Stainless steel sink and gas hob with electric oven. Window to the rear.

### **Lobby**

Doors to front and side, further door to store and shower room.

### **Shower Room**

7'3" x 4'9" (2.23 x 1.47)

Fitted with a basic three piece suite and in need of refitting, window to side.

### **Store**

7'3" x 6'10" (2.23 x 2.09)

Power and light connected.

### **First Floor Landing**

Window to front, loft access hatch, doors to all rooms.

### **Bedroom One**

15'1" x 10'0" (4.62 x 3.05)

Window to rear, radiator, coving.

### **Bedroom Two**

9'10" x 12'11" (3.02 x 3.94)

Window to rear, radiator, wall mounted central heating boiler, coving.

### **Bedroom Three**

11'11" x 7'10" (3.64 x 2.39)

Window to front, radiator, coving.

### **Bathroom**

9'9" x 4'10" (2.98 x 1.48)

Fitted with a basic three piece suite and in need of refitting, window to front.

### **Outside**

The property occupies a corner plot with pedestrian access via a pathway to the main entrance door, gravelled area to side. Pedestrian access to the rear garden.

### **Rear Garden**

A particular feature of the house is its larger than average plot. Although in need of cultivation, the plot offers superb potential for improvement, further extension (subject to consents) and also enjoys vehicular access to the rear via a shared service road. Enclosed by a combination of fencing.

### **Garage**

Concrete sectional with up and over door.

### **Material Information**

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

Sewerage: Mains

Heating: Gas radiators

Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

Mobile Signal/Coverage: We would recommend that any potential buyers conduct their own investigations using the Ofcom checker.







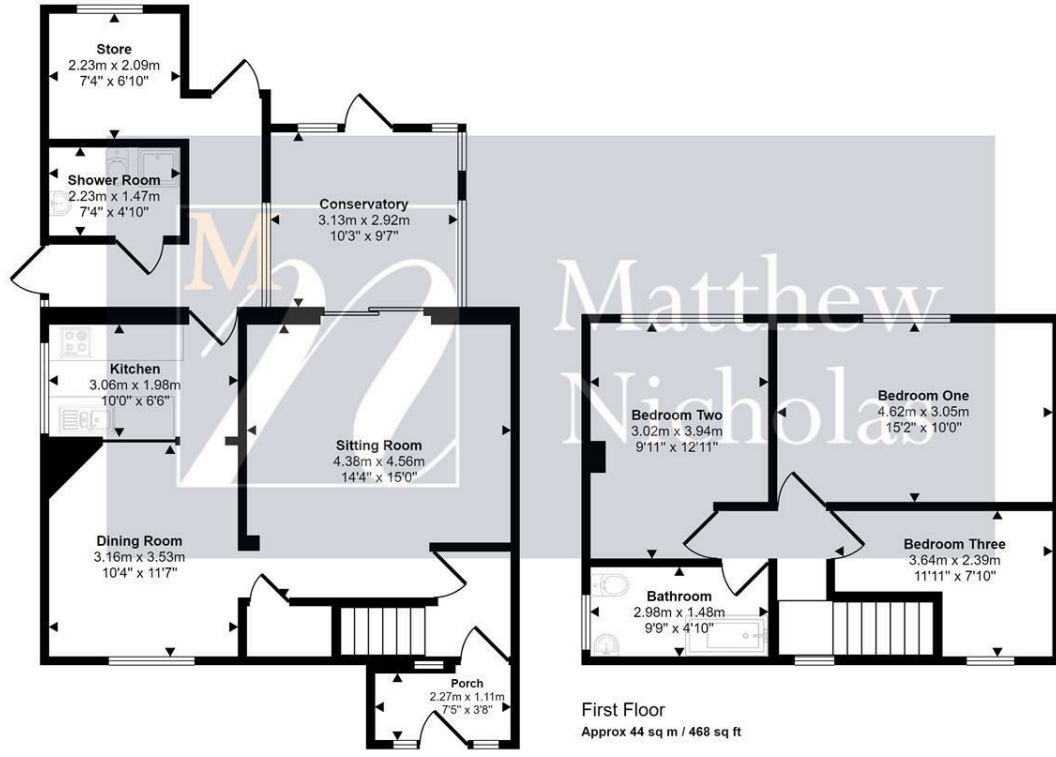




# Further Information



Approx Gross Internal Area  
117 sq m / 1262 sq ft



**Ground Floor**  
Approx 74 sq m / 794 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Local Authority: Milton Keynes City Council

Tax Band: C

Floor Area: 1262.00 sq ft

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>79</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>67</b>	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(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 environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure accuracy, Matthew Nicholas have provided descriptions, measurements, floorplans and photographs in good faith and accordance with the Consumer Protection from Unfair Trading Regulations 2008 (or the Business Protection from Misleading Marketing Regulations 2008 where applicable). A formal survey has not been carried out and they are intended as a guide only. As such, any information or pictures do not imply inclusion within a sale, any assurance as to their accuracy or any suggestion as to their working order. Any prospective purchaser is advised to ensure that any item of importance to them is checked with us prior to viewing and by their solicitor prior to exchange of contracts. Please contact Matthew Nicholas directly to obtain any information which may be available under the terms of The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007.

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