





**£350,000**

Tucked away within a cul-de-sac in Campbell Park offering easy access to Milton Keynes city centre this two-bedroom linked detached home provides flexible living throughout with an accommodation comprising open plan kitchen/diner, lounge, en-suite to main bedroom, family bathroom and shower room, low maintenance garden and driveway parking.

# Property Description

## **ENTRANCE**

Door to:

## **ENTRANCE HALL**

Stairs rising to first floor, under stairs storage cupboard, storage cupboard.

## **KITCHEN/ DINING ROOM**

Double glazed window and double glazed double doors to front, two skylight windows. Fitted with a range of wall-mounted and floor standing units with work surface over, space for dishwasher, space for American-style fridge freezer, stainless steel sink unit with mixer tap, built-in oven with gas hob and extractor fan over.

## **DOWNSTAIRS SHOWER ROOM**

Double glazed frosted window to front aspect. Low level WC, wash hand basin in vanity unit, shower unit, part tiled walls, extractor fan.

## **LOUNGE**

Two double glazed windows to side aspect, double glazed double doors to balcony. Radiator.

## **BATHROOM**

Double glazed frosted window opt front aspect. Panelled bath with shower attachment over, heated towel rail, low level WC, wash hand basin in vanity unit, storage cupboard housing wall-mounted gas combi boiler, tiled walls.

## **BEDROOM ONE**

Double glazed windows to front and side aspects. Radiator, access to loft space.

## **BEDROOM TWO**

Double glazed window to side aspect. Radiator.

## **SHOWER ROOM**

Heated towel rail, low level WC, wash hand basin in vanity unit, shower unit, extractor fan.

## **OUTSIDE**

### **GARAGE/PARKING**

Garage with access to boarded loft space with power and lighting.

### **FRONT GARDEN**

Driveway parking for one car.

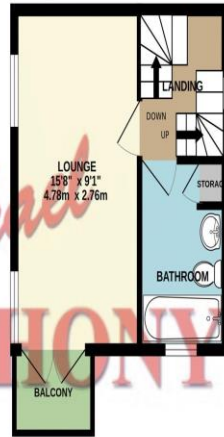
### **REAR GARDEN**

Laid to artificial grass surrounded by panel fencing and brick wall, timber storage shed, hard standing area, gated side access.

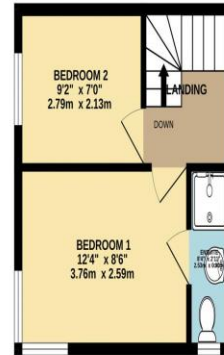
GROUND FLOOR  
538 sq.ft. (49.9 sq.m.) approx.



1ST FLOOR  
237 sq.ft. (22.0 sq.m.) approx.



2ND FLOOR  
237 sq.ft. (22.0 sq.m.) approx.



TOTAL FLOOR AREA : 1012 sq.ft. (94.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	81
(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	

WWW.EPC4U.COM

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

209A Witan Gate Sovereign Court Milton Keynes Buckinghamshire MK9 2HP  
01908 393 553 | miltonkeynes@maea.co.uk