

**Guide Price**  
**£187,000**

'For sale by Secure Sale Online Bidding. Starting bid £187,000. Terms and Conditions apply'. Tucked away within a cul-de-sac in Blue Bridge to the north of Milton Keynes, is this two bedroom end of terrace coach house. The accommodation comprises an entrance hall, an open-plan lounge/kitchen/diner, the two bedrooms and a bathroom. The property also benefits from a garage, a communal garden and drive way parking.

# Property Description

## **ENTRANCE**

Door to:

## **ENTRANCE HALL**

Radiator, stairs rising to first floor landing.

## **LOUNGE/DINER**

UPVC double glazed window to front aspect. Radiator, television point, flow through to kitchen, built-in cupboard.

## **KITCHEN**

Double glazed window to rear aspect. Fitted with a range of base and eye level units with rolled edge work surface over, wall-mounted boiler, stainless steel sink with drainer and mixer tap, plumbing for washing machine, space for cooker.

## **LANDING**

Double glazed window to rear aspect. Access to loft.

## **BEDROOM ONE**

UPVC double glazed window to front aspect. Radiator, built-in wardrobe.

## **BEDROOM TWO**

Double glazed window to rear aspect. Radiator, built-in cupboard.

## **BATHROOM**

Double glazed frosted window to rear aspect. Panelled bath with mixer tap and shower attachment over, pedestal wash hand basin, radiator, low level WC with push button flush, built-in cupboard housing water tank, part tiled walls.

## **OUTSIDE**

### **GARAGE/PARKING**

Garage with metal up and over door, power and lighting. Driveway parking.

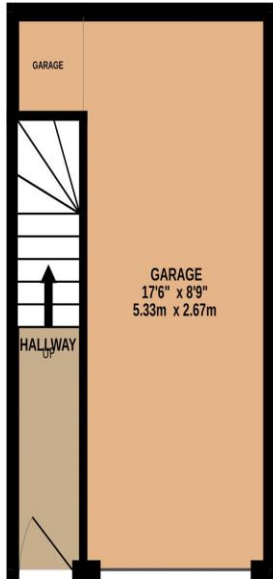
### **FRONT GARDEN**

Laid to lawn with gated side access, path to front door.

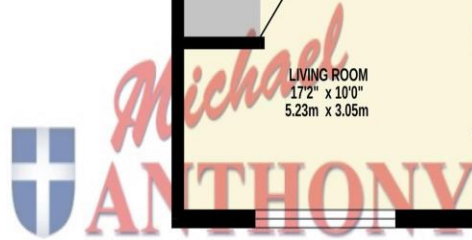
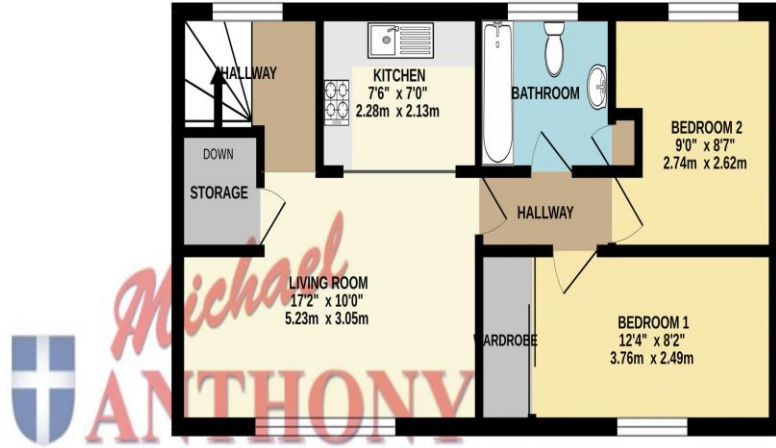
### **REAR GARDEN**

Laid to lawn, gated side access.

GROUND FLOOR  
211 sq.ft. (19.6 sq.m.) approx.

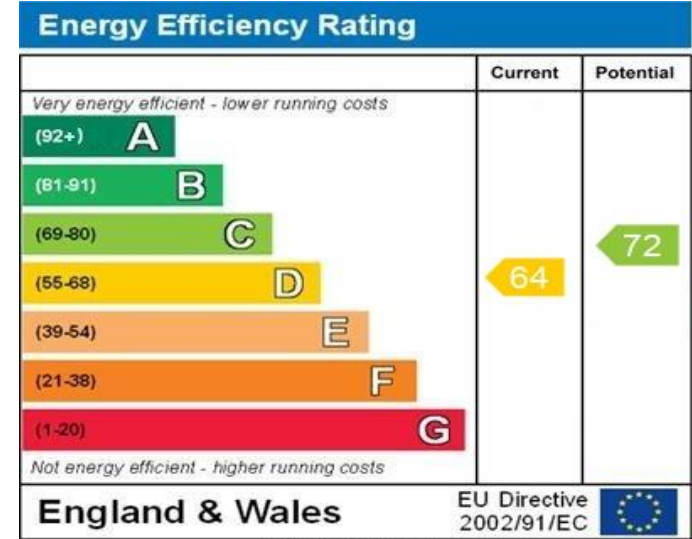


1ST FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA: 577 sq.ft. (53.6 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



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