





**£350,000**

Located within the ever sought after location of Whitehouse this three-bedroom terraced family home offers excellent school catchment with an accommodation comprising a lounge, kitchen/diner, downstairs cloakroom, ensuite to main bedroom, family bathroom, rear garden and a carport to the rear.

# Property Description

## **ENTRANCE**

Door to:

## **ENTRANCE HALL**

Stairs rising to first floor, radiator.

## **LOUNGE**

Double glazed window to front aspect. Radiator.

## **KITCHEN**

Double glazed window and double glazed double doors to rear. Range of wall mounted and floor standing units with roll edge work surface over, stainless steel single drainer sink with mixer tap, integrated oven and gas hob with extractor fan over, integrated fridge/freezer, washing machine and dishwasher, understairs storage cupboard, radiator.

## **LANDING**

Access to boarded loft space, airing cupboard housing Tribune heating system, radiator, doors to bedrooms and bathroom.

## **BEDROOM ONE**

Double glazed window to front aspect. Radiator.

## **EN-SUITE**

Frosted double glazed window to front aspect. Radiator, low level w.c., pedestal wash hand basin, shower cubicle.

## **BEDROOM TWO**

Double glazed window to rear aspect. Radiator.

## **BEDROOM THREE**

Double glazed window to rear aspect. Radiator.

## **BATHROOM**

Low level w.c., pedestal wash hand basin, panelled bath, extractor fan, radiator.

## **OUTSIDE**

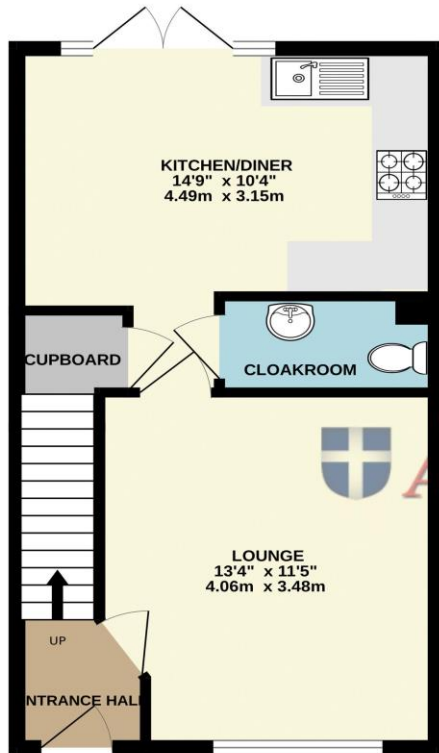
### **FRONT GARDEN**

Path to front door, flower and shrub beds.

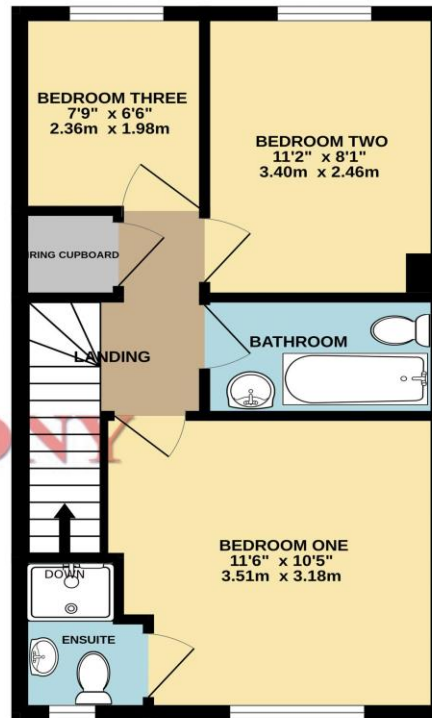
### **REAR GARDEN**

Mainly hardstanding surrounded by panel fencing, artificial grass area, timber storage shed with power, outside light, cold water tap, gated side access.

GROUND FLOOR  
403 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR  
403 sq.ft. (37.4 sq.m.) approx.



Michael  
ANTHONY

TOTAL FLOOR AREA: 806 sq.ft. (74.9 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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		97
(81-91) <b>B</b>	84	
(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	

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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

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