





£250,000

Tucked away within a quiet cul-de-sac location in the ever sought after area of Shenley Church End this two bedroom semi detached home is offered to the market with no upper chain and an accommodation comprising of lounge/diner, kitchen, family bathroom, allocated parking and a generous sized rear garden.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Glazed window to side aspect. Radiator, doors to kitchen and lounge, under stairs storage cupboard.

LOUNGE/DINING ROOM

Glazed door to side, glazed windows to side and front aspects. Radiator, television point, stairs rising to first floor.

KITCHEN

Glazed window to front aspect. Fitted with a range of base and eye level units with rolled edge work surface over, splashback tiling, wall-mounted combi boiler, oven and hob, plumbing for washing machine, space for fridge freezer, stainless steel single drainer sink unit with mixer tap over.

LANDING

Glazed window to side aspect. Airing cupboard, access to loft space, doors to bedrooms and bathroom.

BEDROOM ONE

Glazed windows to front and side aspects. Radiator.

BEDROOM TWO

Glazed window to side aspect. Radiator.

BATHROOM

Glazed frosted window to side aspect. Low level WC, wall-mounted wash hand basin, panelled bath with mixer tap and shower attachment, splashback tiling, radiator.

OUTSIDE

PARKING

Driveway parking for one car.

FRONT GARDEN

Path to front door, flower/shrub borders.

REAR GARDEN

Laid to lawn with side gated access, enclosed by timber fence panelling.

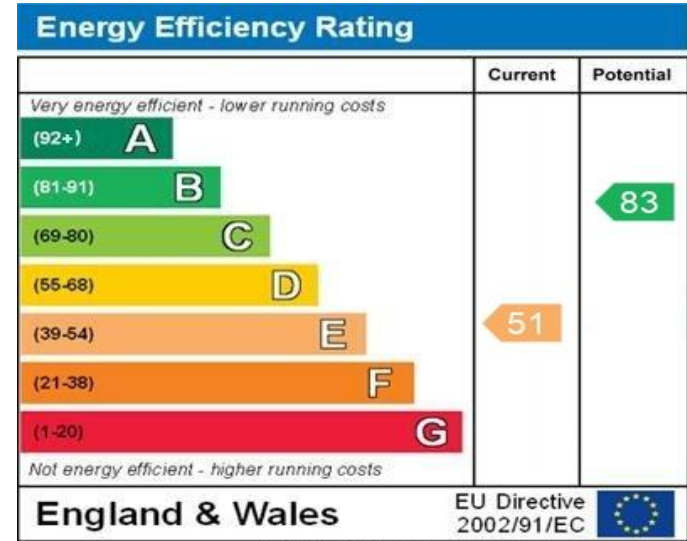
GROUND FLOOR
264 sq.ft. (24.5 sq.m.) approx.

1ST FLOOR
278 sq.ft. (25.8 sq.m.) approx.



TOTAL FLOOR AREA: 541 sq.ft. (50.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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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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