





£410,000

Offered to the market with no upper chain this three bedroom family home is within walking distance to all local amenities with many benefits including two reception rooms, kitchen/breakfast room, en-suite to main bedroom, family bathroom and downstairs cloakroom, gardens, garage and driveway parking.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Double glazed window to front aspect. Radiator, stairs rising to first floor, doors to lounge, kitchen/breakfast room, dining room and cloakroom.

CLOAKROOM

Double glazed frosted window to front aspect. Low level WC, wash hand basin in vanity unit, radiator.

LOUNGE

Double glazed window to front aspect, double glazed door to rear. Radiator.

DINING ROOM

Double glazed window to front aspect. Radiator.

KITCHEN

Double glazed window to rear aspect. Fitted with a range of wall-mounted and floor standing units with rolled edge work surface over, stainless steel sink unit with mixer tap and drainer, storage cupboard housing wall-mounted gas fired boiler, space for dishwasher, plumbing for washing machine, built-in oven with gas hob and extractor fan over, space for fridge freezer, radiator.

LANDING

Doors to bedrooms and bathroom, radiator, access to loft space.

BEDROOM ONE

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

EN-SUITE

Double glazed frosted window to front aspect. Shower unit, low level WC, radiator, wash hand basin in vanity unit.

BEDROOM TWO

Double glazed window to front aspect. Radiator, airing cupboard housing Tribune heating system.

BEDROOM THREE

Double glazed window to rear aspect. Radiator.

BATHROOM

Double glazed frosted window to rear aspect. Low level WC, wash hand basin in vanity unit, panelled bath, radiator, part tiled walls.

OUTSIDE

GARAGE/PARKING

Garage with metal up and over door. Driveway parking for one car.

FRONT GARDEN

Hardstanding pathway leading to front door, flower and shrub beds, shingled area to side.

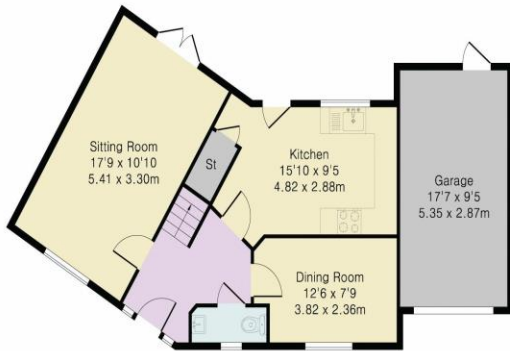
REAR GARDEN

Mainly laid to lawn surrounded by panel fencing, flower and shrub beds, hardstanding area, outside light, cold water tap, timber storage shed.

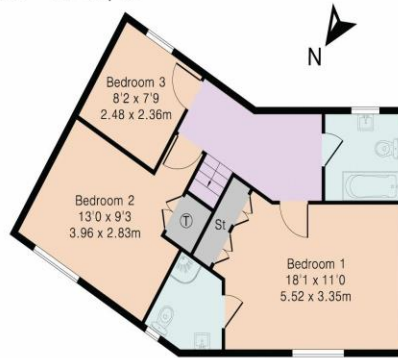
Approximate Gross Internal Area 1273 sq ft - 118 sq m

Ground Floor Area 721 sq ft – 67 sq m

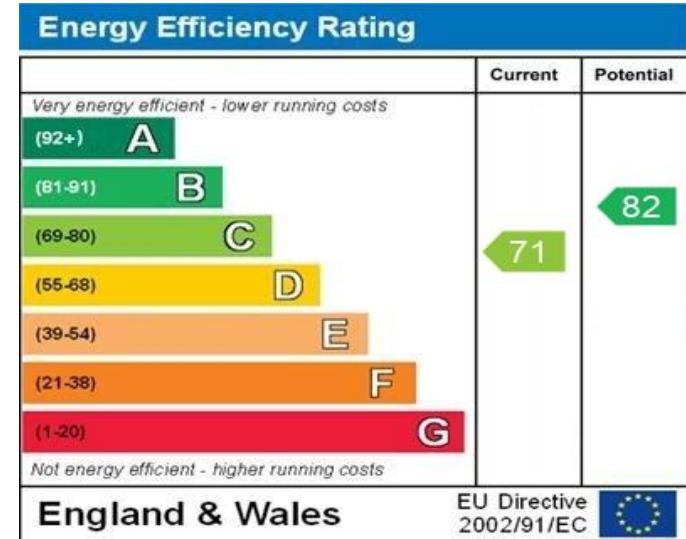
First Floor Area 552 sq ft – 51 sq m



Ground Floor



First Floor



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PINK PLAN

Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Michael
ANTHONY

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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