

**£290,000**

Located within the highly sought after location of Monkston this two bedroom terraced family home is offered to the market with an accommodation comprising of a lounge/diner, kitchen, family bathroom and additional downstairs cloakroom, front and rear gardens and driveway parking for two vehicles.



# Property Description

## ENTRANCE

Door to:

## ENTRANCE HALL

Radiator, doors to lounge, kitchen and WC, stairs rising to first floor, wood effect laminate flooring.

## CLOAKROOM

Double glazed frosted window to front aspect. Low level WC, pedestal wash hand basin.

## LOUNGE

Double glazed sliding doors to rear. Radiator, television point.

## KITCHEN

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

## LANDING

Doors to bedrooms and bathroom, airing cupboard, access to loft space.

## BEDROOM ONE

Two double glazed windows to rear aspect. Radiator, built-in wardrobe with rail and shelving.

## BEDROOM TWO

Double glazed window to front aspect. Radiator, built-in wardrobe with rail and shelving.

## BATHROOM

Double glazed frosted window to front aspect. Panelled bath with mixer tap and shower attachment, heated towel rail, part tiled walls, low level WC, pedestal wash hand basin.

## OUTSIDE

## FRONT GARDEN

Path to front door, flower and shrub beds. Parking for two cars.

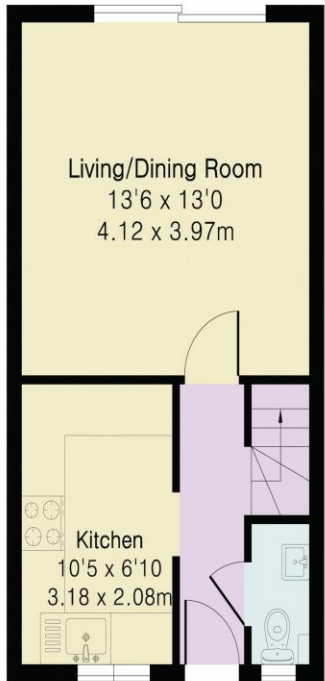
## REAR GARDEN

Enclosed by timber fence panelling, outside light, rear gated access, shed to remain.

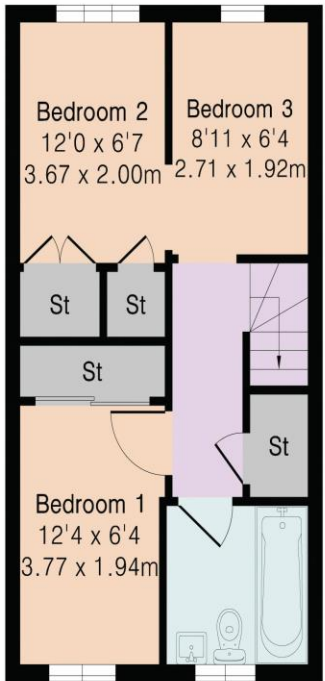
Approximate Gross Internal Area 640 sq ft - 60 sq m

Ground Floor Area 320 sq ft – 30 sq m

First Floor Area 320 sq ft – 30 sq m



Ground Floor



First Floor

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM



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

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