







**£290,000**

Located within the highly popular area of Crownhill is ideally positioned within walking distance to local amenities with further benefits including a lounge/diner, kitchen, conservatory, family bathroom, front and rear gardens, carport and driveway parking.

# Property Description

## ENTRANCE

Front door to:

## ENTRANCE HALL

Radiator, door to kitchen.

## LOUNGE

Two UPVC double glazed doors. Radiator, stairs rising to first floor.

## KITCHEN

Double glazed window to front aspect. Fitted with a range of base and eye level units with square edge work surface over, splashback tiling, wall-mounted boiler, single drainer sink unit with mixer tap, oven and electric hob with extractor overhead, space for tumble dryer, plumbing for washing machine, integrated appliances including a fridge freezer, microwave and dishwasher, warm air vent.

## LANDING

Access to loft space, airing cupboard, doors to bedrooms and bathroom.

## BEDROOM ONE

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

## BEDROOM TWO

Double glazed window to front aspect. Radiator.

## BATHROOM

Double glazed frosted window to front aspect. Heated towel rail, low level WC with push button flush, fully tiled shower cubicle, wash hand basin in vanity unit.

## OUTSIDE

## PARKING

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

## FRONT GARDEN

Gravel area.

## REAR GARDEN

Outside light, enclosed by timber fence panelling.

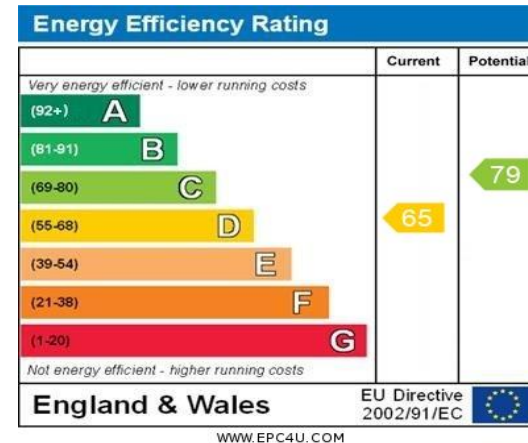
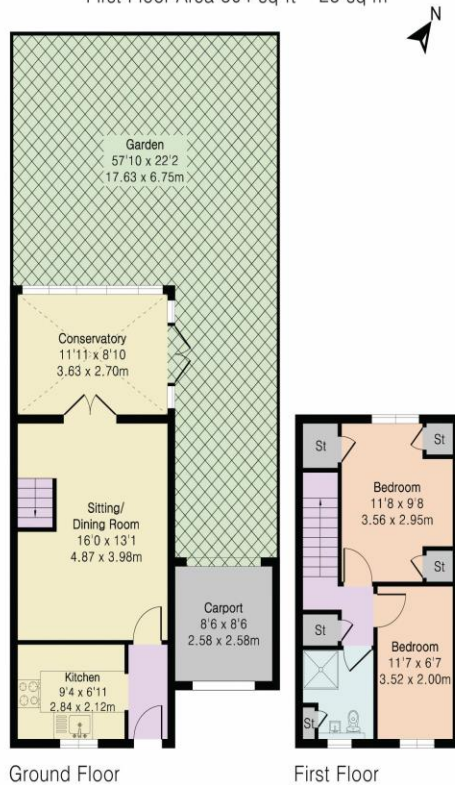
## CONSERVATORY

Two UPVC double glazed doors. Radiator.

Approximate Gross Internal Area 732 sq ft - 68 sq m  
(Excluding Carport)

Ground Floor Area 428 sq ft - 40 sq m

First Floor Area 304 sq ft - 28 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.



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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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