





£275,000

Offered to the market with no upper chain this two double bedroom semi detached bungalow is ideally located within walking distance to local amenities. Further benefits include lounge/dining room, kitchen, family bathroom, large rear garden, garage and allocated parking.

Property Description

ENTRANCE

Front door to:

ENTRANCE HALL

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

LOUNGE/DINER

Double glazed window to rear aspect. Radiator, television point.

KITCHEN

Fitted with a range of base and eye level units with rolled edge work surface over, space for cooker and fridge freezer, plumbing for washing machine, airing cupboard housing water tank, storage cupboard, splashback tiling, single drainer sink unit with mixer tap, extractor fan, wall-mounted boiler.

BEDROOM ONE

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

BEDROOM TWO

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

BATHROOM

Double glazed frosted window to side aspect. Low level WC with push button flush, heated towel rail, panelled bath with mixer tap and shower attachment, wash hand basin in vanity unit, fully tiled walls.

OUTSIDE

FRONT GARDEN

Path to front door, side gated access.

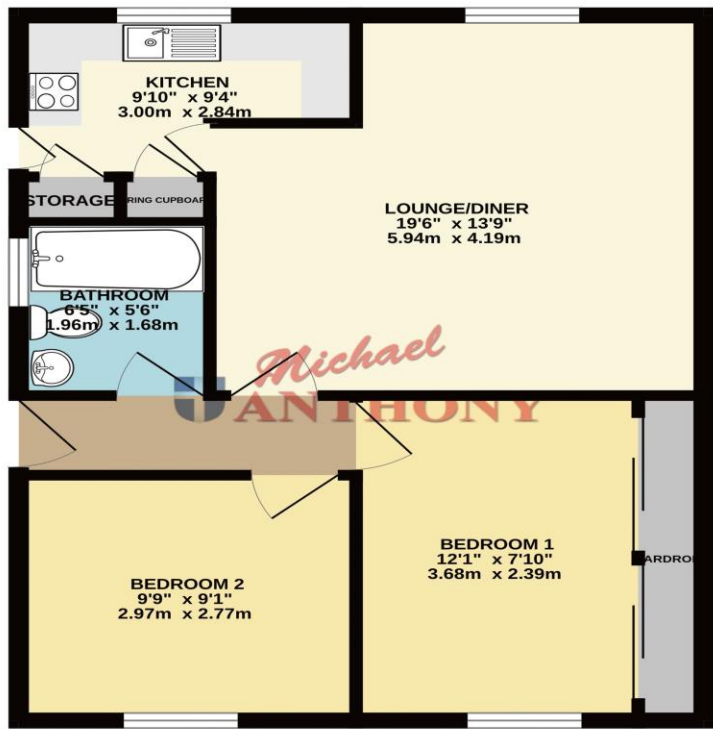
REAR GARDEN

Laid to lawn with outside tap, shed to remain, side gated access, enclosed by timber fence panelling.

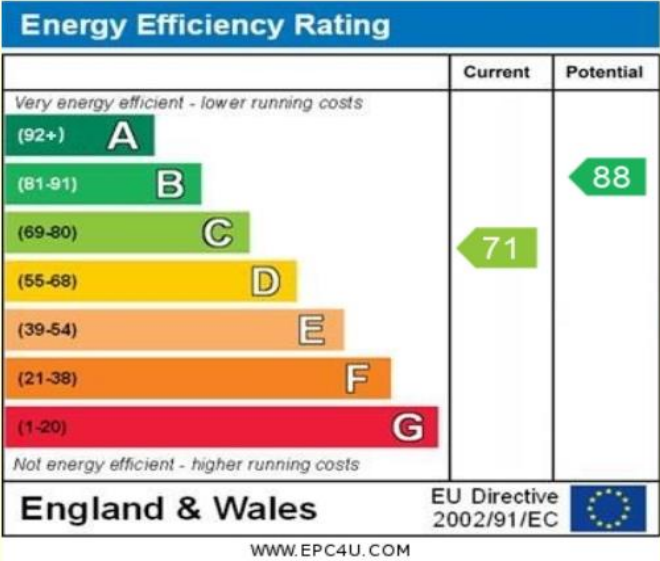
GARAGE/PARKING

Allocated parking. Single detached garage.

GROUND FLOOR
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA : 517 sq.ft. (48.0 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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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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