





£279,995

Positioned in a cul-de-sac location on the West side of Milton Keynes on the popular Emerson Valley development is this two-bedroom end of terrace property. The ground floor provides an entrance hall, kitchen and lounge/diner with a door leading to the rear garden. On the first floor you have two bedrooms and a family bathroom. Further benefits include allocated parking and being sold with no upper chain.

Property Description

ENTRANCE

Double glazed door with storm porch over to:

ENTRANCE HALL

Doors to kitchen and lounge/diner, radiator.

LOUNGE/DINER

Two double glazed double windows to rear aspect, double glazed door to rear. Radiator, stairs rising to first floor, serving hatch to kitchen.

KITCHEN

Double glazed window to front aspect. Fitted with a range of base and eye level units with square edge work surface over, stainless steel sink with mixer tap over, integrated gas hob with extractor hood over, integrated electric oven, part tiled walls, space for washing machine and fridge freezer, serving hatch to lounge/diner.

LANDING

Doors to bedrooms and bathroom, loft access, storage cupboard with wall-mounted boiler.

BEDROOM ONE

Double glazed window to rear aspect. Radiator, storage cupboard.

BEDROOM TWO

Double glazed window to front aspect. Radiator, storage cupboard.

BATHROOM

Double glazed frosted window to front aspect. Pedestal wash hand basin, low level WC, panelled bath with shower attachment and mixer tap over, part tiled walls.

OUTSIDE

PARKING

Allocated parking.

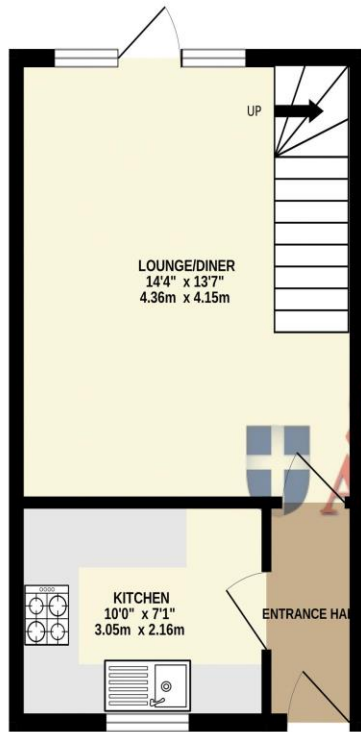
FRONT GARDEN

Laid to lawn with path to front door, flower/shrub borders, path to side gated access.

REAR GARDEN

Laid to lawn with patio area, shrub/hedge and gravel borders, bin store, side gated access, brick wall, enclosed by panel fencing.

GROUND FLOOR
291 sq.ft. (27.0 sq.m.) approx.



1ST FLOOR
291 sq.ft. (27.0 sq.m.) approx.



Michael
ANTHONY

TOTAL FLOOR AREA : 582 sq.ft. (54.0 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		89
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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

190 Queensway Bletchley Milton Keynes MK2 2ST
01908 648 666 | bletchley@maea.co.uk