





**Offers in Excess of
£400,000**

Situated in the modern development of Eagle Farm South is this four-bedroom end of terrace town house. The ground floor comprises a kitchen with integrated appliances, cloakroom and lounge/diner with doors leading to the rear garden. On the first floor you have two double bedrooms and a shower room with access from both the main bedroom and landing. The second floor provides two further bedrooms and a family bathroom. Further benefits include allocated parking for two.

Property Description

ENTRANCE

Frosted double glazed door to:

ENTRANCE HALL

Stairs rising to first floor, doors to cloakroom, kitchen, and lounge/diner, radiator.

CLOAKROOM

Corner wash hand basin with mixer tap, low level WC, radiator, extractor fan, splashback tiling.

LOUNGE/DINER

Double glazed box bay window to side aspect, double glazed double doors to rear. Two radiators, storage cupboard.

KITCHEN

Double glazed window to front aspect. Fitted with a range of wall-mounted and base units with square edge work surface and upstand over, one and a half bowl stainless steel sink with mixer tap, integrated dishwasher, washing machine, fridge freezer, oven and gas hob; wall-mounted boiler, radiator.

LANDING

Stairs rising to second floor, radiator, doors to bedrooms one, three and shower room.

BEDROOM ONE

Two double glazed windows to rear aspect. Radiator, door to shower room.

BEDROOM THREE

Two double glazed windows to front aspect. Radiator.

SHOWER ROOM

Fully tiled shower cubicle, radiator, low level WC, wash hand basin with mixer tap, splashback tiling.

LANDING (Second Floor)

Doors to bedrooms two, four and bathroom, storage cupboard.

BEDROOM TWO

Two double glazed windows to rear aspect. Radiator, loft access.

BEDROOM FOUR

Double glazed window to front aspect. Radiator.

BATHROOM

Double glazed frosted window to front aspect. Low level WC, wash hand basin with mixer tap, radiator, panelled bath with shower attachment and mixer tap, part tiled walls, storage cupboard.

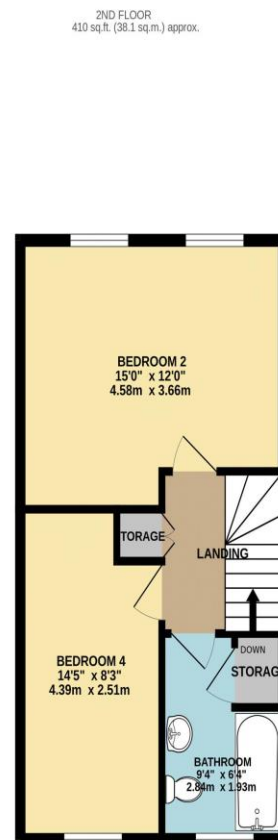
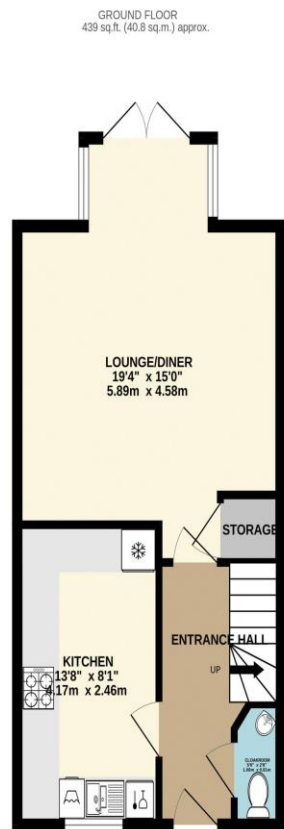
OUTSIDE

FRONT GARDEN

Path to front door with stone borders, light.

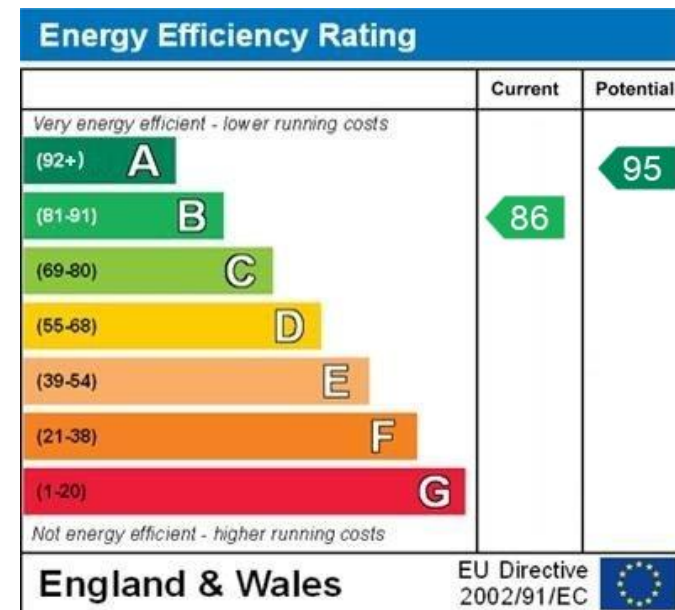
REAR GARDEN

Lawn area with patio area, side gated access, tap, shed.



TOTAL FLOOR AREA: 1258 sq.ft. (116.9 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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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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