





£279,995

Situated on the sought after development of Wavendon Gate on the south/east corner of Milton Keynes and positioned in a cul-de-sac location is this two bedroom semi detached. The property benefits from being offered with no upper chain and boasts a kitchen/diner, lounge, family bathroom, private rear garden, gas central heating and off road parking.

Property Description

ENTRANCE

UPVC door to:

INNER PORCH

Doors to lounge and storage cupboard.

LOUNGE

Double glazed window to front aspect. Radiator, stairs to first floor, door to kitchen/diner.

KITCHEN/DINER

Double glazed window to rear aspect, double glazed door to garden. Range of wall mounted and floor standing units with roll top work surface over, integrated oven and hob with extractor fan over, integrated fridge/freezer (not working) space for washing machine and dishwasher, stainless steel sink with mixer tap, wall mounted boiler, radiator.

LANDING

Doors to bedrooms and bathroom.

BEDROOM ONE

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

BEDROOM TWO

Double glazed window to rear aspect. Radiator, access to loft space.

BATHROOM

Frosted double glazed window to rear aspect. Low level w.c., vanity wash hand basin, bath with shower attachment, radiator.

OUTSIDE

FRONT GARDEN

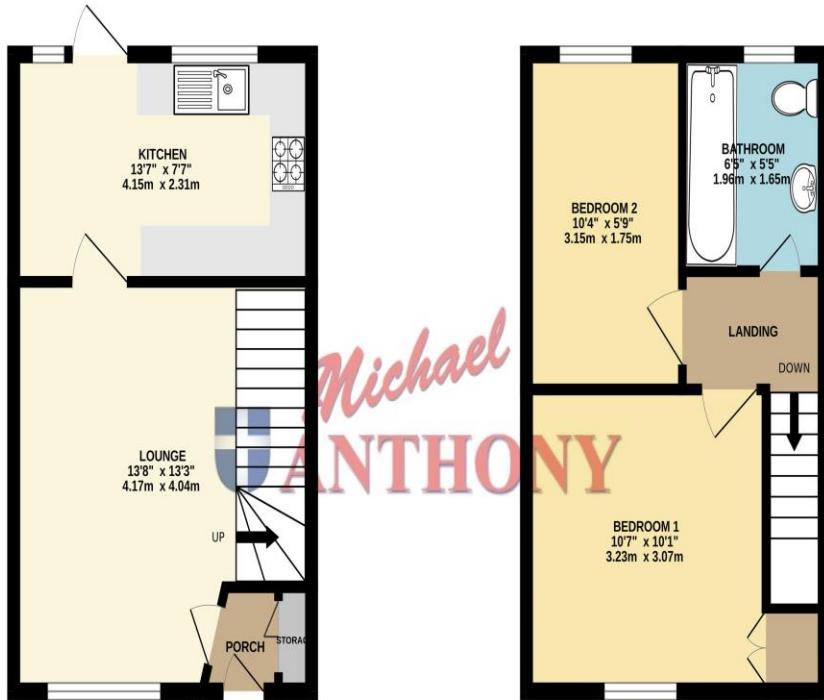
Flower beds, mature tree, slate area, driveway providing off road parking.

REAR GARDEN

Laid to patio with gravel and deck areas, shed to remain, enclosed by wooden fencing panels, side gated access.

GROUND FLOOR
290 sq.ft. (26.9 sq.m.) approx.

1ST FLOOR
290 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA: 580 sq.ft. (53.8 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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Energy Efficiency Rating

