



CHRIS DURRANT

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Victoria Drive, Glebe Farm, Milton Keynes, MK17 8XU

£350,000

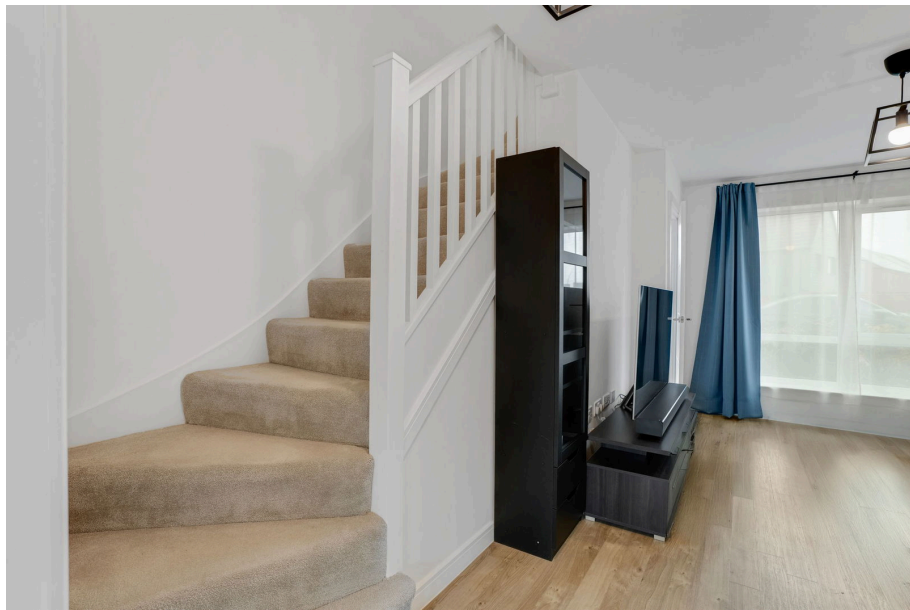
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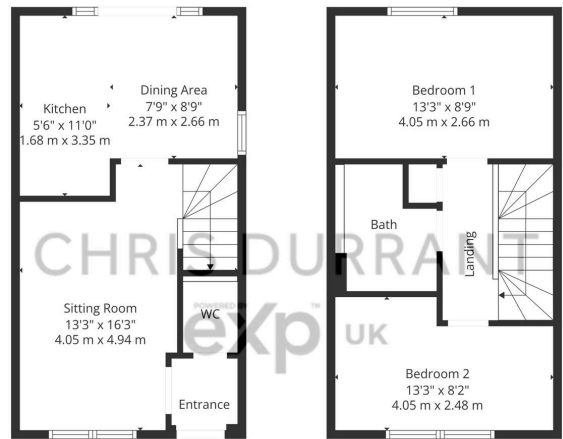
- No upward chain
- Beautifully presented home
- Quartz worksurfaces in the kitchen
- Two double bedrooms
- Superb size rear garden
- Off road parking for two cars
- 2 years old
- Kitchen/dining room
- For all enquiries please quote CD0104



Being sold with no upward chain is this beautifully presented and spacious two double bedroom home with a large rear garden in the new and sought after area of Glebe Farm. This home is just two years old and comprises entrance hall with WC, sitting room, kitchen/dining room with quartz worksurfaces, two double bedrooms, bathroom, excellent size rear garden and off road parking for two cars. This home is well presented throughout with Amtico flooring and the owners have added air conditioning and an EV charger point.

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TOTAL: 672 sq. ft. 62 m²
 FLOOR 1: 336 sq. ft. 31 m², FLOOR 2: 336 sq. ft. 31 m²
 EXCLUDED AREAS: WALLS: 65 sq. ft. 6 m²



40 Victoria Drive
Oxford Park
Milton Keynes
MK17 9JL

Energy rating

B

Valid until

9 February 2023

Certificate number

2300-2060-0932-0067-3275

Property type

Semi-detached house

Total floor area

62 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) <https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>.

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		87 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		