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## Wheatcroft Close, Beanhill, Milton Keynes, MK6 4NJ

£280,000

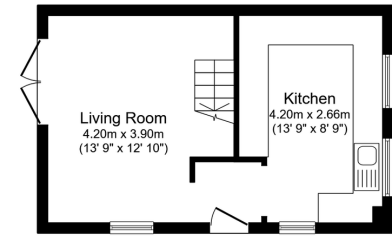
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- No upward chain
- Two bedroom home
- Large garden
- Well presented throughout
- 2 Miles from the train station • For all enquiries quote CD0104

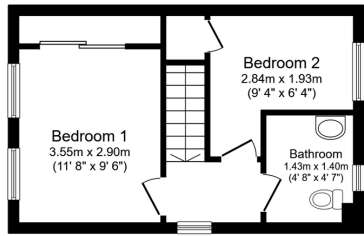


Being sold with no upward chain is this superb two bedroom home with a larger than average garden in Milton Keynes. Comprising entrance hall area, kitchen, sitting room, two bedrooms and a shower room. There is a superb size rear garden that has a good degree of privacy. To the front is off road parking for one car. This home is approximately two miles to the train station, CMK and commuting on the A5.





Ground Floor  
Floor area 28.9 sq.m. (311 sq.ft.)



First Floor  
Floor area 28.9 sq.m. (311 sq.ft.)

Total floor area: 57.8 sq.m. (622 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](https://www.propertybox.io)



| Energy performance certificate (EPC)                                                                                                                                                                                                                                                                                                                                                                                                                             |                           |                                                                                                                                                |                          |       |               |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |      |   |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------|---------------|---------|-----------|-----|---|--|--|-------|---|--|--|-------|---|--|--|-------|---|--|--|-------|---|--|--|-------|---|--|--|------|---|--|--|
| 22 Albionville Lane<br>Barnet<br>Greater London<br>NW4 4JL                                                                                                                                                                                                                                                                                                                                                                                                       | Energy rating<br><b>D</b> | Valid until                                                                                                                                    | 28 April 2029            |       |               |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |      |   |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                           | Certificate number                                                                                                                             | 6342-2022-2885-5955-0794 |       |               |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |      |   |  |  |
| Property type                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                           | End-terrace house                                                                                                                              |                          |       |               |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |      |   |  |  |
| Total floor area                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                           | 53 square metres                                                                                                                               |                          |       |               |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |      |   |  |  |
| <b>Rules on letting this property</b>                                                                                                                                                                                                                                                                                                                                                                                                                            |                           |                                                                                                                                                |                          |       |               |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |      |   |  |  |
| Properties can be let if they have an energy rating from A to E.                                                                                                                                                                                                                                                                                                                                                                                                 |                           |                                                                                                                                                |                          |       |               |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |      |   |  |  |
| You can read <a href="https://www.gov.uk/government/publications/private-rental-energy-efficiency-regulations-and-guidance">guidance for landlords on the regulations and exemptions</a> <a href="https://www.gov.uk/government/publications/private-rental-energy-efficiency-regulations-and-guidance">https://www.gov.uk/government/publications/private-rental-energy-efficiency-regulations-and-guidance</a>                                                 |                           |                                                                                                                                                |                          |       |               |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |      |   |  |  |
| <b>Energy rating and score</b>                                                                                                                                                                                                                                                                                                                                                                                                                                   |                           |                                                                                                                                                |                          |       |               |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |      |   |  |  |
| This property's energy rating is D. It has the potential to be B.                                                                                                                                                                                                                                                                                                                                                                                                |                           | The graph shows this property's current and potential energy rating.                                                                           |                          |       |               |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |      |   |  |  |
| <a href="#">See how to improve this property's energy efficiency.</a>                                                                                                                                                                                                                                                                                                                                                                                            |                           | 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<br>the average energy score is 60                                                                               |                          |       |               |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |      |   |  |  |
| <table><tr><th>Score</th><th>Energy rating</th><th>Current</th><th>Potential</th></tr><tr><td>92+</td><td>A</td><td></td><td></td></tr><tr><td>81-91</td><td>B</td><td></td><td></td></tr><tr><td>69-80</td><td>C</td><td></td><td></td></tr><tr><td>55-68</td><td>D</td><td></td><td></td></tr><tr><td>39-54</td><td>E</td><td></td><td></td></tr><tr><td>21-38</td><td>F</td><td></td><td></td></tr><tr><td>1-20</td><td>G</td><td></td><td></td></tr></table> |                           |                                                                                                                                                |                          | Score | Energy rating | Current | Potential | 92+ | A |  |  | 81-91 | B |  |  | 69-80 | C |  |  | 55-68 | D |  |  | 39-54 | E |  |  | 21-38 | F |  |  | 1-20 | G |  |  |
| Score                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Energy rating             | Current                                                                                                                                        | Potential                |       |               |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |      |   |  |  |
| 92+                                                                                                                                                                                                                                                                                                                                                                                                                                                              | A                         |                                                                                                                                                |                          |       |               |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |      |   |  |  |
| 81-91                                                                                                                                                                                                                                                                                                                                                                                                                                                            | B                         |                                                                                                                                                |                          |       |               |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |      |   |  |  |
| 69-80                                                                                                                                                                                                                                                                                                                                                                                                                                                            | C                         |                                                                                                                                                |                          |       |               |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |      |   |  |  |
| 55-68                                                                                                                                                                                                                                                                                                                                                                                                                                                            | D                         |                                                                                                                                                |                          |       |               |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |      |   |  |  |
| 39-54                                                                                                                                                                                                                                                                                                                                                                                                                                                            | E                         |                                                                                                                                                |                          |       |               |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |      |   |  |  |
| 21-38                                                                                                                                                                                                                                                                                                                                                                                                                                                            | F                         |                                                                                                                                                |                          |       |               |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |      |   |  |  |
| 1-20                                                                                                                                                                                                                                                                                                                                                                                                                                                             | G                         |                                                                                                                                                |                          |       |               |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |      |   |  |  |