



**Connells**

Germander Place  
Conniburrow Milton Keynes

# Germander Place, Conniburrow, Milton Keynes, MK14 7DP

for sale offers over  
**£150,000**



## Property Description

Connells Estate Agents are pleased to bring to the market this two bedroom semi detached bungalow that is located on a retirement development within Conniburrow for the over 55's.

The accommodation includes a lounge/diner, kitchen, two bedrooms and a shower room. There is a communal garden shared with the neighbours.

This property is offered for sale with no onward chain. Immediate viewings are available by calling Connells on 01908 674141. Please see the accompanying floorplan for an indicative view of room layouts and range of images provided.

## The Area

Conniburrow is conveniently located for excellent access into Milton Keynes town centre, and is within easy walking distance. Centre:MK is home to a wide range of well known shops and is one of the largest shopping malls in Europe. Further amenities such as bars and restaurants can be found in the theatre district, the Xscape building, and the hub area. The Xscape building is also home to a large multi-screen cinema.

Milton Keynes Central railway station is a short distance away making this an ideal location for commuters. Direct journey times to London take approximately 35 minutes. Conniburrow is well served with a combined

first/middle school and also nurseries. Local bus routes across the town, main trunk roads such as the A421, A422, A5 & A509 are easily accessible from Milton Keynes as well as Junctions 13 & 14 of the M1 connecting to the town. There are plenty of red routes for cycling enthusiasts and parklands for walks and outdoor space.

## Entrance Hall

Door to front aspect, wall mounted radiator.

## Lounge / Diner

19' 6" x 12' 2" ( 5.94m x 3.71m )

Double glazed window to front, rear and side aspect.

Double glazed door to rear aspect, fireplace, two wall mounted radiators, TV and telephone point.

## Kitchen

8' 6" x 6' 6" ( 2.59m x 1.98m )

Part tiled fitted kitchen with a mix of wall and base level units, work surfaces incorporating stainless steel sink and drainer. Built in electric hob and oven, cooker hood over, space for fridge/freezer and washing machine.

Double glazed window to side aspect, central heating boiler.

## Lobby

Loft access, wall mounted radiator.

## Bedroom One

11' x 10' 1" ( 3.35m x 3.07m )

Double glazed window to front aspect, wall mounted radiator, built in wardrobes.

## Bedroom Two

8' 11" x 8' 6" ( 2.72m x 2.59m )

Double glazed window to side aspect, wall mounted radiator.

## Bathroom

Part tiled suite comprising of low level WC and wash hand basin vanity, double shower cubicle, heated towel rail, extractor fan.

## Front Garden

Private parking for resident and visitor.

## Rear Garden

Communal rear garden with shed.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01908 674 141**  
**E [miltonkeynes@connells.co.uk](mailto:miltonkeynes@connells.co.uk)**

Northgate House 500 Silbury Boulevard  
MILTON KEYNES MK9 2AD

**EPC Rating: D**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/MKN318520](http://connells.co.uk/Property/MKN318520)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 28 Feb 1997. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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