









welcome to

Bryony Place, Conniburrow Milton Keynes

Offered for sale with NO UPPER CHAIN involved is this warden controlled SEMI-DETACHED bungalow suitable for over 55's. The property is close to CMK and its amenities and offers accommodation comprising: Entrance hall, lounge/dining room, kitchen, bedrooms and bathroom. Outside gardens & PARKING.

Entrance Hall:

Access to loft, airing cupboard, storage cupboard. Doors to all rooms.

Lounge:

 $15' \times 10' (4.57m \times 3.05m)$ Double glazed patio door to garden, gas fireplace, radiator.

Kitchen:

8' 9" x 8' 7" (2.67m x 2.62m)

Fitted with a range of wall and base units with work surfaces over, stainless steel sink with drainer, space for washing machine, fridge freezer, central heating boiler, electric oven, electric hob, tiled splash backs, double glazed window to side.

Bedroom One:

10' x 10' (3.05m x 3.05m) Double glazed window to front, radiator.

Bedroom Two:

 8° 10" x 6° 6" (2.69m x 1.98m) Double glazed window to side.

Bathroom:

Fitted with a suite to comprise: Bath with shower over, wash hand basin and w.c. Part tiled, radiator, double glazed window to front.

Outside:

Rear Garden:

Laid to lawn with paved patio area, gated side access.

Parking:

Driveway parking.

Agent's Note:

Communal gardens but currently fenced off for privacy.



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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com





welcome to **Bryony Place,**

Conniburrow Milton Keynes

- **OVER 55's RETIREMENT DEVELOPMENT**
- CLOSE TO CMK AND ITS AMENITIES
- TWO BEDROOMS
- **GARDEN & PARKING**
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 99 years from 10 Oct 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£160,000

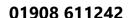


view this property online brownandmerry.co.uk/Property/NPL107206



Property Ref: NPL107206 - 0011 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 is 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 quidance 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.







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