



Moores Hill Yardley Road, Olney MK46 5DY

welcome to

Moores Hill Yardley Road, Olney

Situated in the popular market town of OLNEY and situated close to local amenities stands this DETACHED BUNGALOW. With NO ONWARD CHAIN involved the property offers spacious accommodation, a WRAP AROUND GARDEN, generous OFF ROAD PARKING and GARAGE.

Entrance Hall:

Wood laminate flooring, doors to reception rooms and bedrooms.

Lounge:

19' 7" x 11' 8" (5.97m x 3.56m)

Double glazed window to front aspect, carpet flooring, doors to conservatory, radiator, feature fireplace.

Kitchen:

11' 8" x 11' 8" (3.56m x 3.56m)

Range of base and eye level units with work surfaces over, sink with mixer tap, electric oven, island in centre accommodating gas hob and extractor, double doors to garden, door to utility, radiator.

Utility Room:

8' 2" x 5' 7" (2.49m x 1.70m)

Low level units, boiler, space for washing machine and dryer.

Conservatory:

11' 5" x 10' 7" (3.48m x 3.23m)

Door to bedroom three, glazed windows and doors from floor to ceiling, radiator.

Bedroom One:

19' 8" x 10' 10" (5.99m x 3.30m)

Carpet floor, dual aspect double glazed windows to front and rear, two fitted wardrobes and door to en-suite, radiator.

En-Suite:

Wet Room to comprise: W.C., waterfall shower, hand wash basin with tiled splash back surround.

Bedroom Two:

11' 9" x 8' 9" (3.58m x 2.67m)

Carpet floor, fitted wardrobe, radiator and double glazed window to front aspect.

Bedroom Three:

11' 9" x 10' (3.58m x 3.05m)

Carpet floor, radiator, double glazed windows to rear and door to garage.

Shower Room:

Fitted shower cubicle, W.C., hand wash basin and vanity unit, tiled splash back surround.

Outside:

Front Garden:

Low maintenance front garden, paved.

Rear Garden:

Low maintenance rear garden, split level, mainly paved with mature shrub borders.

Agent's Note:

While we have taken great care in preparation of these particulars, prospective buyers are particularly warned that in this case we have been unable to have them checked by the former occupier.



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



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**Moores Hill Yardley Road,
Olney**

- DETACHED BUNGALOW
- NO ONWARD CHAIN
- EN-SUITE AND SHOWER ROOM
- THREE BEDROOMS
- GARDENS, PARKING & GARAGE

Tenure: Freehold EPC Rating: E
Council Tax Band: E

£490,000



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Property Ref:
NPL107639 - 0005

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