









# welcome to

# **Long Street Road, Hanslope, Milton Keynes**

Situated in the village of HANSLOPE is this TWO bedroom CHARACTER COTTAGE with off road parking, enclosed garden area to the front of the property, living room, dining room, snug, kitchen, utility room, cloak room, bathroom and two double bedrooms.













#### WC:

Tiled flooring, window to the side aspect, window to the front aspect, vanity unit with wash hand basin, low level WC and radiator.

### Snug:

12' 8" x 7' 3" ( 3.86m x 2.21m )

Carpet flooring, storage and glazed windows to the front and side aspects.

# **Living Room:**

13' 8" x 10' (4.17m x 3.05m)

Doors to ground floor accommodation, fireplace with surround, opening into the dining room, a door to the kitchen and window to the front aspect.

## **Dining Room:**

12' 8" x 10' 10" ( 3.86m x 3.30m )

Carpet flooring, fireplace, stone and wooden surround with a gas fire and back boiler. There is glazed doors leading into the snug area and access to the kitchen.

#### Kitchen:

14' 5" x 5' 5" ( 4.39m x 1.65m )

Mix of eye and base level units, window to the rear aspect, tiled splashbacks, skylight to the ceiling, opening into the utility area and wooden door leading to the staircase. Space for utilities.

## **Family Bathroom:**

Tiled splashbacks, panel bath tub with mixer tap over, wash hand basin, frosted window to the rear aspect.

## **Utility:**

Sky light to the ceiling, space for various utilities and storage.

### Landing:

Doors leading to all rooms and storage cupboard.

#### **Bedroom One:**

12' 6" x 12' (3.81m x 3.66m)

A double bedroom, built in wardrobes, window to front aspect and carpet flooring.

#### **Bedroom Two:**

12' x 9' 10" ( 3.66m x 3.00m )

A double bedroom, fitted double wardrobes, carpeted flooring, access to the loft and window to the front aspect.

#### **Outside:**

Iron gates which lead to the block paved driveway, the driveway provided off road parking for two to three vehicles. The garden is located to the front of the property and is mainly laid to lawn and enclosed by a picket fence. There is a further patio area, outside tap and a range of mature plants/shrubs.

### **Agents Note:**

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.





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# Long Street Road, Hanslope, Milton **Keynes**

- TWO BEDROOM CHARACTER COTTAGE
- OFF ROAD PARKING
- **ENCLOSED GARDEN AREA TO THE FRONT**
- KITCHEN AND UTILITY AREA
- TWO DOUBLE BEDROOMS

Tenure: Freehold EPC Rating: E

£315,000









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Property Ref: STS107384 - 0005 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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