

Woolmans, Fullers Slade, Milton Keynes, MK11 2BB



welcome to

Woolmans, Fullers Slade, Milton Keynes

Situated in Fullers Slade area of Milton Keynes, and within walking distance to the historic town of Stony Stratford which offers an array of local amenities. Fullers Slade has its own convenience store, Fish & Chip shop, play park & car repair garage. Wolverton train station is within 1.8 miles.













Entrance:

Enter via UPVC door to entrance hall, door to cloakroom and kitchen.

Cloakroom:

Double glazed window to front aspect, WC and wash hand basin.

Kitchen:

11' 2" x 5' 9" (3.40m x 1.75m)

A refitted kitchen with a range of eye and base level units, stainless steel sink with mixer tap, worktop surfaces, tiled splashbacks and an integral double oven with hob and fan over. There is LVT flooring space for utilities, a door to the sitting room and a double glazed window to the front aspect.

Sitting / Dining Room:

21' 8" x 11' 10" ($6.60m \times 3.61m$) Recently refitted carpet, double glazed window to the rear aspect, patio door leading to the garden, stone fire place, radiator and vaulted ceiling.

Landing:

Stairs rising to first floor landing, new carpets and doors leading to all rooms:

Bedroom Two:

11' 10" x 11' 2" ($3.61m\ x\ 3.40m$) Situated on the first floor, double bedroom with carpet flooring, and double glazed window to the rear aspect.

Bedroom Three:

11' 10" x 6' (3.61m x 1.83m) Carpet flooring, and window to the front aspect.

Bathroom:

Obscure window to the front aspect, panelled bath, low level WC, wash hand basin and tiled splashbacks.

Stairs Rising To Second Floor:

Stairs rising to second floor.

Bedroom One:

11' 10" x 11' 10" (3.61m x 3.61m) Situated on the second floor, double bedroom with carpet flooring, radiator and double glazed window to the front aspect.

Outside: Garden:

Landscaped rear garden which is fully enclosed by timber panel fencing with wooden gate to the rear. There is a lawn area, patio area, shed and mature plants and shrubs.





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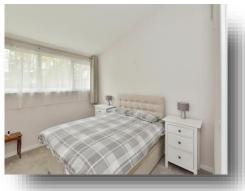
Woolmans, Fullers Slade, Milton Keynes

- OFFERED FOR SALE WITH NO UPPER CHAIN
- **REFITTED KITCHEN** .
- NEWLY FITTED BOILER
- **EXCELLENT CONDITION THROUGHOUT**
- **1.8 MILES TO THE TRAIN STATION** ٠

Tenure: Freehold EPC Rating: D

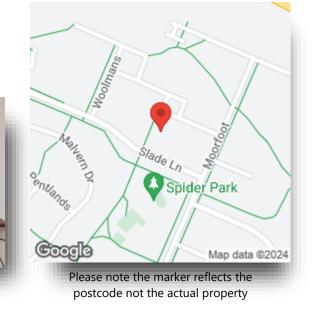
£230,000





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Property Ref: STS107323 - 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 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 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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