

# Under 1 Roof



**18 Bryony Place, MILTON KEYNES, MK14 7EA**  
**£130,000**

# 18 Bryony Place, MILTON KEYNES, MK14 7EA

Rarely available One Bedroom Bungalow located in a popular over 55's development in Conniburrow. Offered with no upper chain and benefiting from double glazing and gas to radiator heating. The property is ready to move in to and in brief comprises of large lounge / Dining room with UPVC Patio doors leading to rear enclosed garden. Large bedroom with built in wardrobe & Spacious Bathroom . The complex also has the benefit of being Warden controlled for extra piece of mind.\*\*\* Early viewing is strongly advised as these bungalows are not usually available for long \*\*\*

## Hallway

Enter via part glazed front door. Doors leading to Bathroom, Bedroom & Lounge

## Lounge Dining Room

1607'7" x 1017'1" (490 x 310)

4.90m x 3.10m (16' 1" x 10' 2") Patio doors leading to rear garden. Archway leading to Kitchen. TV & Phone points. Gas fire. Fitted carpets. Radiator

## Kitchen

984'3" x 721'9" (300 x 220)

3.00m x 2.20m (9' 10" x 7' 3") Fitted with a range of base & eye level units with roll top work surfaces under. Stainless steel sink. UPVC window to front aspect. Plumbing for washing machine. Space for free standing cooker. Archway leading to lounge area

## Bedroom

1607'7" x 951'5" (490 x 290)

4.90m x 2.90m (16' 1" x 9' 6") UPVC window to rear aspect. Fitted carpets. Built in wardrobe. Radiator.

## Bathroom

Three piece bathroom suite comprising of low level WC, Hand wash Basin & Bath. Tiled splash back areas. UPVC window to front aspect. Door to airing cupboard

## Rear Garden

Enclosed rear garden fully maintained by complex staff. Complete with patio area and planted shrub borders with remaining garden laid to lawn

## Directions

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
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