



8 Shipton Hill, MILTON KEYNES, MK13 7EE
£300,000

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Under 1 Roof are pleased to bring to the market this Three Double bedroom property located on the popular estate of Bradville. The property benefits from Three double bedrooms with the master bedroom having the added benefit of a shower. Kitchen / Dining Room. Cloakroom & Garage. The property also has the added benefit of a large rear garden and new boiler. An Internal Viewing Is Highly Recommended

Holding Deposit : Maximum one week's rent The Rent

Tenancy Deposit 5 or 6 weeks depending upon the rental amount

Late Rent Interest charged at 3% above Bank of England base rate when rent is more than 14 days late

Entrance Hallway

Entrance via PVC front door leading to hallway. Doors leading to Lounge, Kitchen / Dining Room & Cloakroom. Stairs leading to first floor landing

Lounge

1443'7" x 1049'10" (440 x 320)
4.40m x 3.20m (14' 5" x 10' 6") UPVC window to rear aspect with radiator under. Laminate wood floor. TV & Phone point

Kitchen / Dining Room

2165'4" x 902'3" (660 x 275)
6.60m x 2.75m (21' 8" x 9') Open plan kitchen / dining room comprising of a range of base & eye level units with roll top work surfaces under. Electric oven with gas hob. Space for fridge freezer. Plumbing for washing machine. Stainless steel sink with mixer tap over. UPVC window to rear aspect. Tiled splash back areas. Tiled flooring. Door to rear hallway. Dinning area with window to front aspect. Laminate wood flooring. Door to hallway

Cloakroom

Two piece suite comprising of low level WC & hand wash basin. Plumbing for washing machine and tumble dryer.

Bedroom One

1591'2" x 1394'4" (485 x 425)
4.85m x 4.25m (15' 11" x 13' 11") "L" shaped bedroom complete with shower cubicle. Windows to front & rear aspects. Radiator. Laminate wood flooring

Bedroom Two

1246'9" x 1181'1" (380 x 360)
3.80m x 3.60m (12' 6" x 11' 10") UPVC window to front aspect with radiator under. Laminate wood flooring

Bedroom Three

1246'9" x 1049'10" (380 x 320)
3.80m x 3.20m (12' 6" x 10' 6") UPVC window to front aspect with radiator under. Laminate wood flooring

Bathroom

Corner bath with shower over. Low level WC & hand wash basin. UPVC window to rear aspect. Radiator

Rear Garden

Enclosed rear garden mainly laid to lawn with patio area. Rear garage access

Front Garden

Enclosed by shrub borders.

Garage

Single garage with up and over door. Power & Lighting

Directions

