



To arrange a viewing  
please call 01908 675747



OFFERED CHAIN FREE this FANTASTIC INVESTMENT OPPORTUNITY which is currently GENERATING £45,000 PER ANNUM is now available, the property has a FULL HMO LICENSE, EN SUITES TO ALL ROOMS and has FIVE OFF ROAD PARKING SPACES.

- Detached HMO
- All with own Bathrooms/En Suite
- 5 Off Road Parking Spaces
- Chain Free
- Generating £45,000 per annum

#### LOCATION: GIFFARD PARK

Giffard Park is situated to the north east of Milton Keynes. The area lies next to the Grand Union Canal. At the heart of Giffard Park lies the Local Centre. Here you will find a school, a parade of shops, a pub with restaurant and the community centre. Secondary education is at Stantonbury Campus. For children there is a play park and just the other side of the canal you will find Great Linford fields where there is a larger play park and a number of football pitches.

#### DOWNSTAIRS CLOAKROOM

#### KITCHEN

#### BEDROOM ONE

#### EN SUITE

#### BEDROOM TWO

#### EN SUITE

#### BEDROOM THREE

#### EN SUITE

#### BEDROOM FOUR

#### EN SUITE

#### BEDROOM FIVE

#### BATHROOM

#### REAR GARDEN

#### ALLOCATED PARKING

#### TENURE

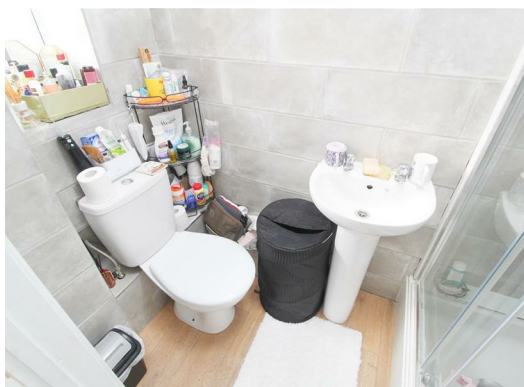
Freehold

#### NOTICE

Please note that we have not tested any internal fixtures or carried out any structural surveys. We advise all buyer to check all aspects of the property and although the details above have been described to the best of our abilities we would advise any buyer to carry out their own checks and to check with their independent legal representative to confirm any of the above details.



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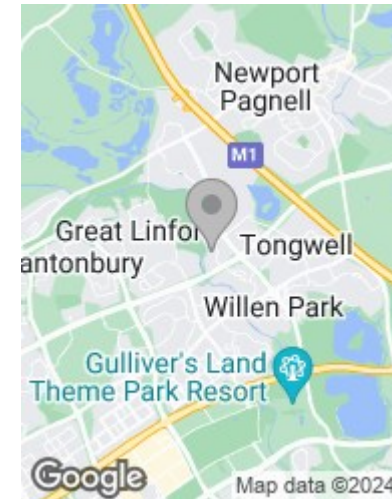
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	84
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### Draft Details

These details have been submitted to our clients but at the moment have not been approved by them. We therefore, cannot guarantee their accuracy and they are distributed on this basis. Please ensure you have a copy of our approved details before committing yourself to any expense.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we shall be pleased to check any information for you. Do so, especially if travelling any distance to view the property.

The mention of any appliances and/or services within these details does not imply they are in full and efficient working order.

Any plans included within these details are a GUIDE TO THE LAYOUT OF THE PROPERTY ONLY and are NOT DRAWN TO SCALE. Dimensions are approximate.

### Mortgage Information

We can offer independent mortgage advice. Please call us to discuss your requirements. Your home may be repossessed if you do not keep up repayment on your mortgage or any loans secured on it.

### Property Valuations

We have some of the most experienced property valuers in Milton Keynes and would welcome the opportunity to carry out a VALUATION and MARKET APPRAISAL of your home.

### Viewing Arrangements

Please call us to make an appointment to view this property.

Monday to Friday 9.00 am - 6.00 pm  
Saturday 9.00 am - 4.00 pm  
Sunday CLOSED

