



To arrange a viewing
please call 01908 675747

OFFERED CHAIN FREE this well presented TWO DOUBLE BEDROOM TERRACE makes a PERFECT INVESTMENT or FIRST TIME BUY, offering TWO OFF ROAD PARKING SPACES, PRIVATE REAR GARDEN and a RECENTLY RE-FITTED KITCHEN.

- Recently Refitted Kitchen
- Off Street Parking
- Two Double Bedrooms
- Chain Free
- Close Proximity to MK Hospital
- Perfect First Time Buy

GROUND FLOOR

ENTRANCE HALL

UPVC double glazed window to side aspect.

LOUNGE/DINER:

19'3" x 11'11"

UPVC double glazed window to front aspect. Electric fireplace with wood surround. Radiator. Laminate flooring. Telephone point. TV point. Power point. Double power points. Burglar alarm. Stairs rising to first floor. Door to:

KITCHEN:

11'11" x 7'1"

Fitted with a matching range of eye and base level units with worktop space over. Stainless steel sink unit with mixer tap. Plumbing for washing machine. Space for fridge/freezer. Space for tumble dryer. Built in oven. Built in gas hob with extractor hood over. UPVC window to rear aspect. Ceramic tiled flooring. Door to garden.

FIRST FLOOR

LANDING

Door to all rooms. Fitted carpet. Door to airing cupboard. Access to loft hatch.

BEDROOM 1:

11'11" x 10'11"

UPVC double glazed window to front aspect. Laminate flooring. Radiator. Power point.

BATHROOM

Three piece suite comprising deep panelled bath with shower over, vanity wash hand basin with cupboard under and close coupled WC. Tiling to splashback areas. Radiator. Vinyl tiled flooring.



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BEDROOM 2:

11'11" x 8'5"

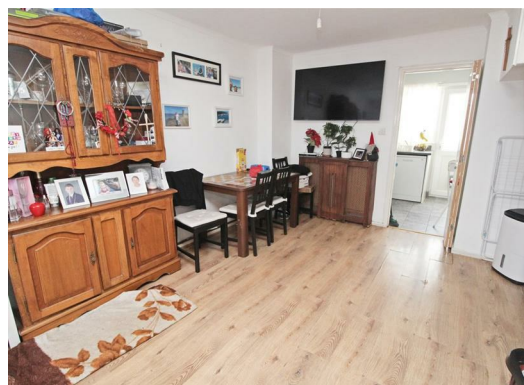
UPVC double glazed window to rear aspect. Radiator.

OUTSIDE

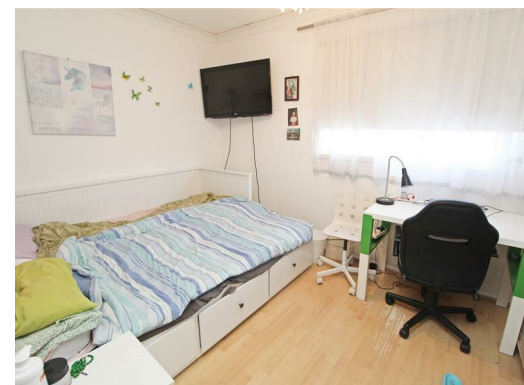
REAR GARDEN

Mostly laid to lawn. Enclosed timber fence. Patio area. Gate leading to:

Allocated Parking.



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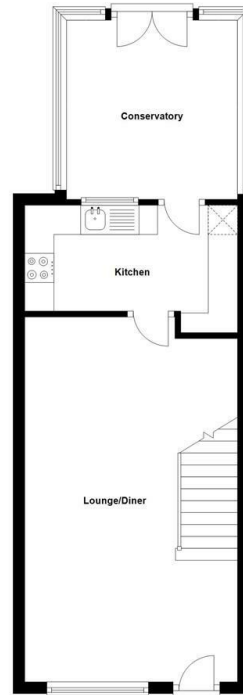


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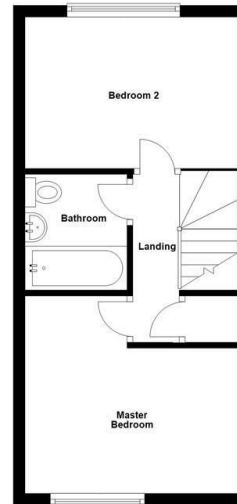


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Ground Floor
Approx. 38.3 sq. metres (412.5 sq. feet)

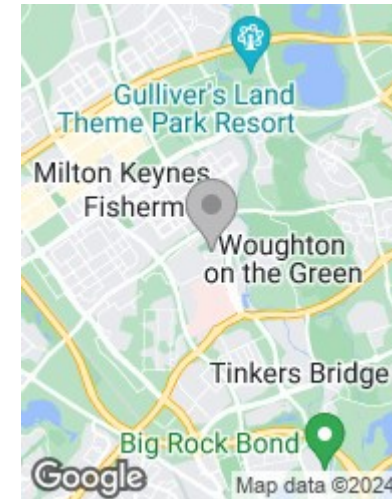


First Floor
Approx. 29.7 sq. metres (320.0 sq. feet)



Total area: approx. 68.1 sq. metres (732.5 sq. feet)

This floorplan has been created and is owned solely by Alan Francis Estate Agents
Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	70	
(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	

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

