



To arrange a viewing  
please call 01908 675747

WALK TO THE TRAIN STATION AND CENTRAL MILTON KEYNES from this TWO BEDROOM HOME with a SINGLE GARAGE.....

In further detail, this semi detached home has an entrance hall leading into a lounge/diner with wood flooring, there is also a modern fitted kitchen. Upstairs have two double bedrooms and a family bathroom. Outside to the rear is a good sized garden with patio area. To the front is a driveway for two cars and a garage.

This property is offered unfurnished and available late June. EPC rating D.

Minimum Tenancy Length - 6 months  
Council Tax Band - B  
Deposit is equivalent to 5 weeks rent

- Well Presented
- Two Double Bedrooms
- Semi Detached Home
- Single Garage
- Wood Flooring to Lounge
- Modern Kitchen

#### LOCATION OLDBROOK OLDBROOK

Oldbrook is situated within close proximity of Milton Keynes' shopping centre and Central Railway Station. The school in the area is Oldbrook First School with Meadfurlong Middle School, St. Paul's Catholic High School, Milton Keynes Academy and Milton Keynes College close by. This stretch of pleasant parkland is enjoyed and used by both residents and sports groups and has its own pavilion. Oldbrook is well served by shops and has two day nurseries within the area.

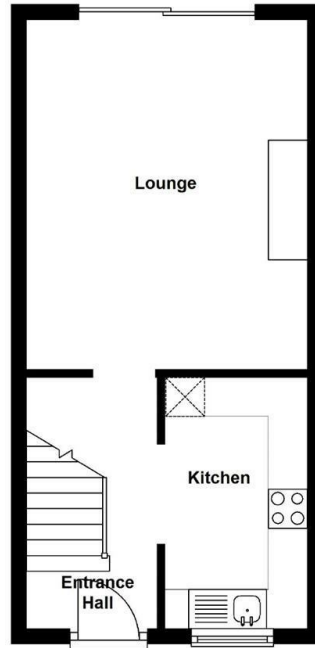


To arrange a viewing  
please call 01908 675747

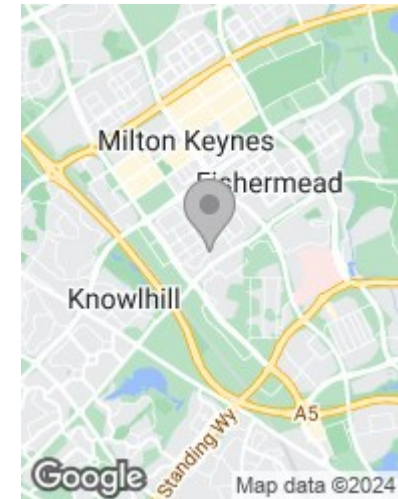


**Ground Floor**

Approx. 28.2 sq. metres (303.7 sq. feet)



Total area: approx. 56.2 sq. metres (605.3 sq. feet)



**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>		
(55-68) <b>D</b>	66	74
(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

