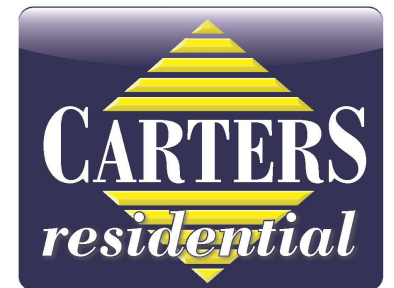




Wymondham, Monkston, MK10 9EQ



39 Wymondham
Monkston
Milton Keynes
MK10 9EQ

£340,000

Carters are delighted to offer for sale this immaculately presented two bedroom link detached bungalow with single garage, located in the popular area of Monkston.

The accommodation comprises entrance hall, lounge, kitchen, two bedrooms and a shower room. In addition there is a large conservatory with an insulated roof offering a further 400 Square feet of living space, which is currently used as a sitting room/dining & utility area. To the exterior, there is a wrap around rear garden, single garage and a block paved driveway area offering parking for 3 vehicles.

This property has to be viewed to be appreciated.

- SEMI DETACHED BUNGALOW
- TWO BEDROOMS
- LOUNGE
- A LARGE CONSERVATORY WITH INSULATED ROOF (400 SQ FT)
- KITCHEN
- SHOWER ROOM
- GARAGE & DRIVEWAY PARKING
- GAS TO RADIATOR CENTRAL HEATING
- DOUBLE GLAZED
- MUST BE VIEWED





Accommodation

The bungalow is entered via a part glazed front door with covered storm porch, into the entrance hall. The entrance hall gives access to the lounge, kitchen, two bedrooms, and the shower room. There is also a fitted storage cupboard.

The lounge has a window to the front aspect and a door leading into the conservatory. This room is a stunning addition to the accommodation and is currently used as an additional sitting room, dining area and utility area. The utility area is fitted with base units and worksurfaces with an inset sink/drainer, space for a freestanding washing machine and a further appliance. The roof is insulated which allows this area to be used all year round. There is access out to the rear garden and the heating source to this area is underfloor heating. The kitchen is located to the rear with a window overlooking the rear garden. The units are fitted to both base and eye level, with an inset sink unit. Appliances include a built-in electric oven, hob, and extractor fan. There is space for a freestanding fridge/freezer and a dishwasher.

Bedroom one has a window to the front aspect, the second bedroom is also located to the front of the bungalow with a window to the front aspect.

The shower room has a large fitted shower tray, pedestal wash hand basin, and a low level WC. Heated towel rail, window to the side aspect and an airing cupboard housing the gas boiler.

Exterior

The front is mainly block paved with parking for the approximately three vehicles with a pleasant planted area with shrubs and tree. The garage has an up & over front door with power and light connected and a personal door that opens onto the rear garden. The rear garden is fully enclosed, low maintenance with a gated access to the front of the property.

Cost/ Charges/ Property Information

Tenure: Freehold.

Local Authority: Milton Keynes Council.

Council Tax Band: C.

Note for Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

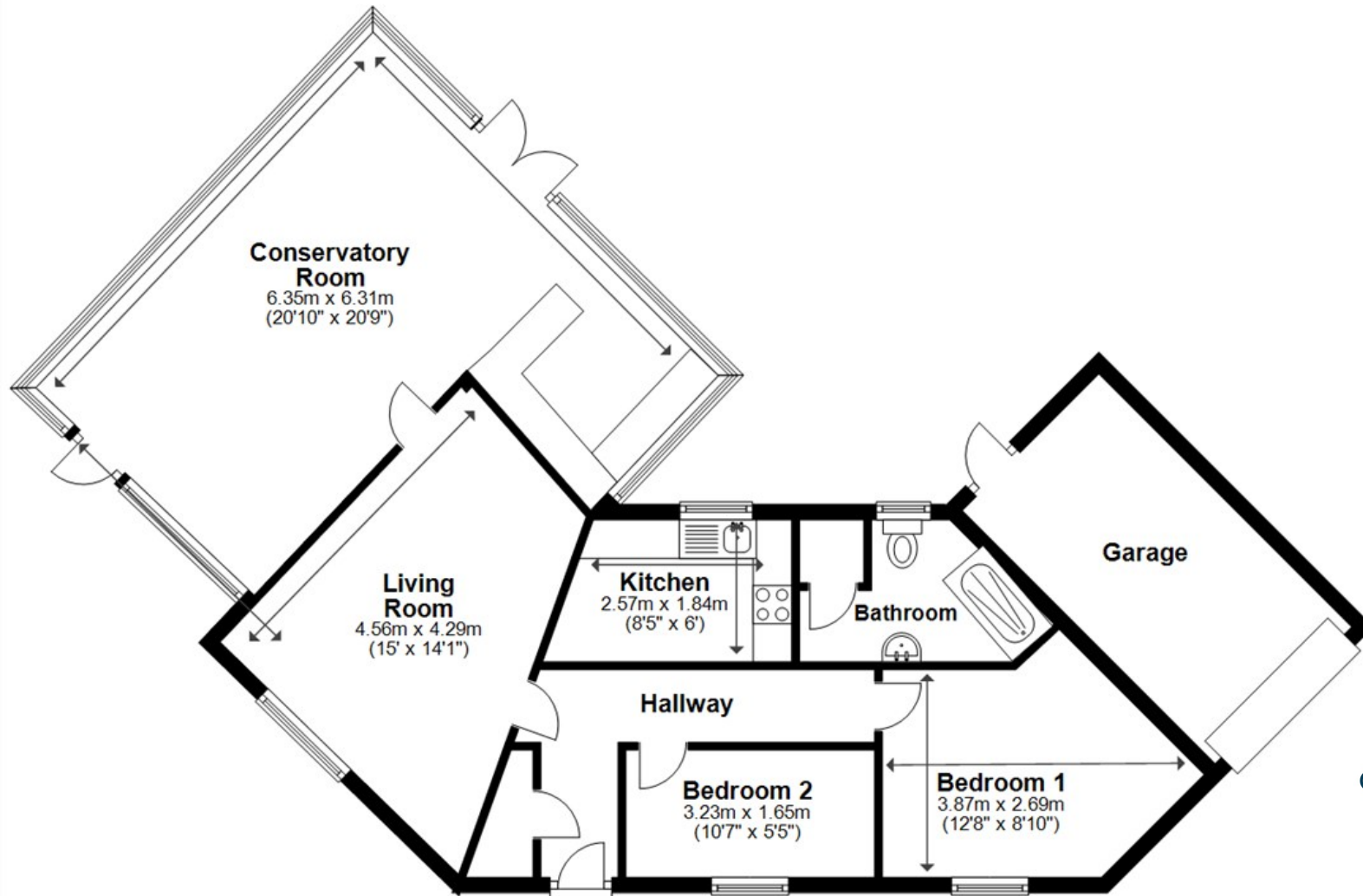
Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.

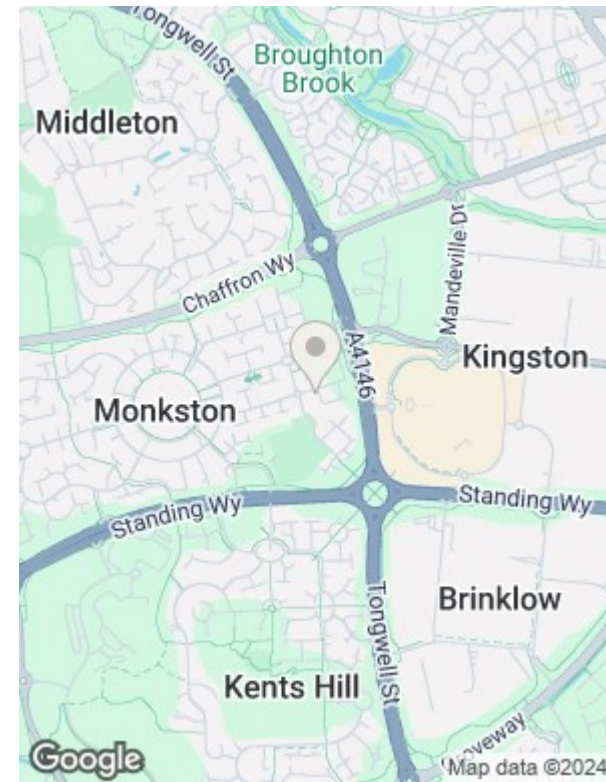




Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.



Viewing Arrangements

By appointment only via Carters.
We are open 7 days a week for your convenience

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carters.co.uk

59 High Street, Stony Stratford, MK11 1AY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	85
(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	

