



Manor Close, Milton Keynes, MK19 7JG





15 Manor Close  
Cosgrove  
Milton Keynes  
MK19 7JG

£275,000

**A 2 bedroom semi detached 1950s built house, in a village cul-de-sac, with good size gardens and offering scope for some improvement.**

The property has accommodation set on two floors comprising; an entrance hall, lounge/dining room, kitchen, lobby, cloakroom, and a utility room. On the first floor there are 2 double bedrooms and a shower room. The property does require some updating, but it benefits from gas to radiator central heating and UPVC double glazing.

Outside the property occupies a good size plot with gardens to the front, side and rear and it has a driveway providing off-road parking and a garage.

A fabulous property in a sought after village location - requiring some updating and the perfect opportunity to create your dream home

- Semi Detached House
- 2 Double Bedrooms
- Lounge/ Dining Room
- Kitchen
- Cloakroom & Utility Room
- Good Size Plot
- Garage & Driveway
- Popular Village Cul-De-Sac
- Short Walk to Village School
- CHAIN FREE







### Ground Floor

The entrance hall has stairs to the first floor with a small cupboard under, window to the side and doors to the living room and kitchen.

The lounge/dining room is an L shape room with a window to the front and French doors opening to the rear garden. Feature gas fire. French doors to the kitchen.

The kitchen has a range of oak fronted units to floor and wall levels, worktop and a one and a half bowl sink unit. Window to the side and to a lobby which has a door to the rear garden, cloakroom, and utility room.

The cloakroom has a WC and wash basin.

The utility room has exposed painted brick walls, a window to the rear and would ideally suit conversion to a study or garden room.

### First Floor

A landing has a window to the side, access to the loft, and doors to all rooms

Bedroom 1 is a large double bedroom with two windows to the front and a storage cupboard.

Bedroom 2 is a double bedroom to the rear with some fitted wardrobes and a built-in cupboard housing the gas central heating boiler.

The shower room has a suite comprising WC, wash basin and shower cubicle. Window to the rear..

### Outside

The property occupies a good size plot with gardens to the front, side and rear. The front garden is laid to lawn, boarded by a hedge, picket fence, and stocked beds. Wrought iron gates lead to a concrete driveway providing off-road parking with further gates leading to the rear garden.

The rear garden is laid with lawn with stocked beds and is partly enclosed by fencing and a hedge. The gardens are currently overgrown.

### Garage

Single garage of concrete prefabricated construction.

### Heating

The property has gas to radiator central heating.



### Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: West Northants Council

Council Tax Band: B

### Location - Cosgrove

An attractive village situated on the South Northamptonshire and North Buckinghamshire border. Much of the village is located on the Grand Union Canal with pleasant Canal-side walks. The village hosts the popular Barley Mow Pub, a village junior school, and Church. Extensive shopping facilities can be found in nearby Stony Stratford (approx 2 miles) or Central Milton Keynes (approx 6.5 miles) which also has a mainline railway station to London (Euston) with the quickest trains taking just 30 minutes.

### 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 under take 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

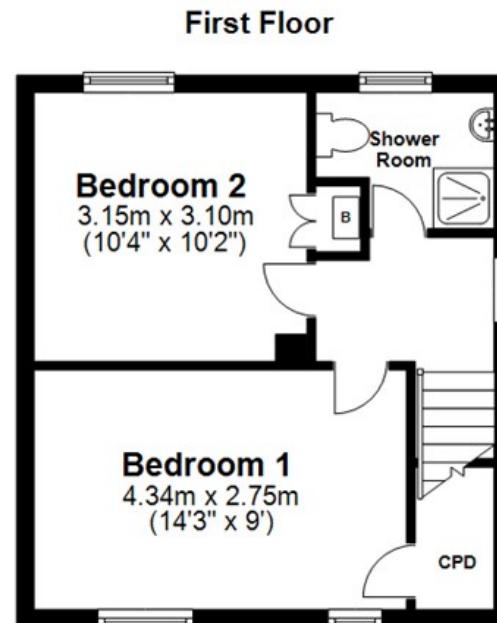
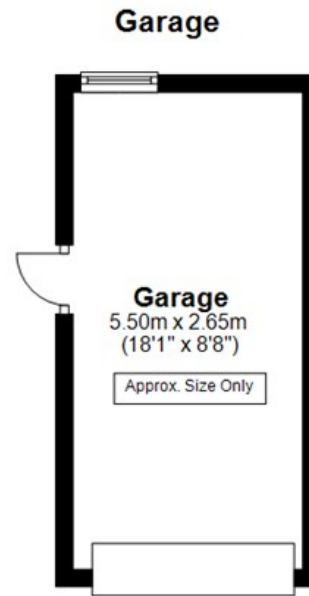
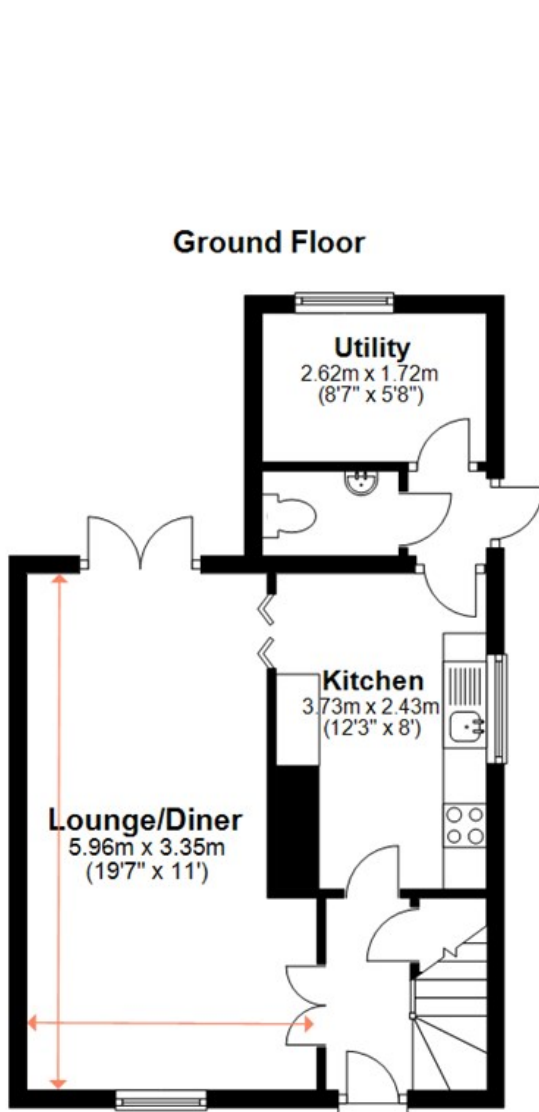
### Disclaimer

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.









### Viewing Arrangements

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

- 01908 561010
- stony@carters.co.uk
- carters.co.uk
- 59 High Street, Stony Stratford, MK11 1AY



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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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.