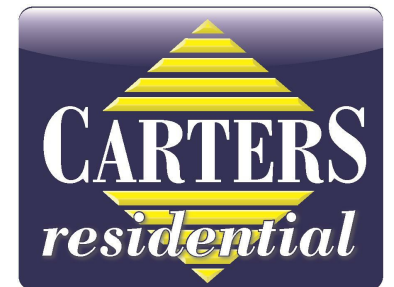




Gledfield Place, Milton Keynes, MK12 6JH





10 Gledfield Place  
Hodge Lea  
Milton Keynes  
MK12 6JH

£240,000

**A 4 bedroom terrace property which requires modernisation and is offered for sale chain free, and sold as seen**

The property has spacious accommodation, exceeding 1,100 ft.<sup>2</sup> in size, comprising an entrance hall, separate lounge and dining rooms, kitchen, conservatory and a ground floor shower room. On the first floor, a landing with large storage cupboard, 4 bedrooms and bathroom (the suite has been removed – it requires a new bathroom fitting).

A perfect blank canvas to create your dream home price. Offered for sale chain free.

- 4 Bedroom Terrace House
- 2 Reception Rooms
- Conservatory
- Ground Floor Shower Room
- 4 Bedrooms
- First Floor Bathroom (Suite Removed)
- CHAIN FREE
- SOLD AS SEEN







### Ground Floor

The front door open to an entrance hall which has a storage cupboard, stairs to the first floor.

A ground floor shower room has a suite comprising WC, wash basin and shower cubicle. Window to the front

The lounge, located to the rear, has a door opening to the conservatory.

The conservatory is a UPVC double glaze construction with French doors open to the garden.

A dining room is open from the entrance hall with the window to the front and open doorway to the kitchen.

The kitchen has a range of units to floor and wall levels with worktops and sink unit. Space for appliances. Window and door to the rear garden.

### First Floor

The landing has a large storage cupboard, access to the loft, and doors to all rooms.

Bedroom 1 is a double bedroom located to the front.

Bedroom 2 to a double bedroom located to the rear.

Bedroom 3 is located to the front.

Bedroom 4 is located to the front.

The bathroom has been stripped of the suite and plumbing, and will therefore require a new suite fitting. Window to the rear.

### Outside

The property has gardens to both the front and rear, the rear garden is close by fencing and is currently overgrown, requiring landscaping.

### Heating

The property has gas to radiator central heating.

### Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band: B

### AGENTS NOTE

All services/appliances have not been and will not be tested.

### 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. All services/appliances have not been and will not be tested. 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.



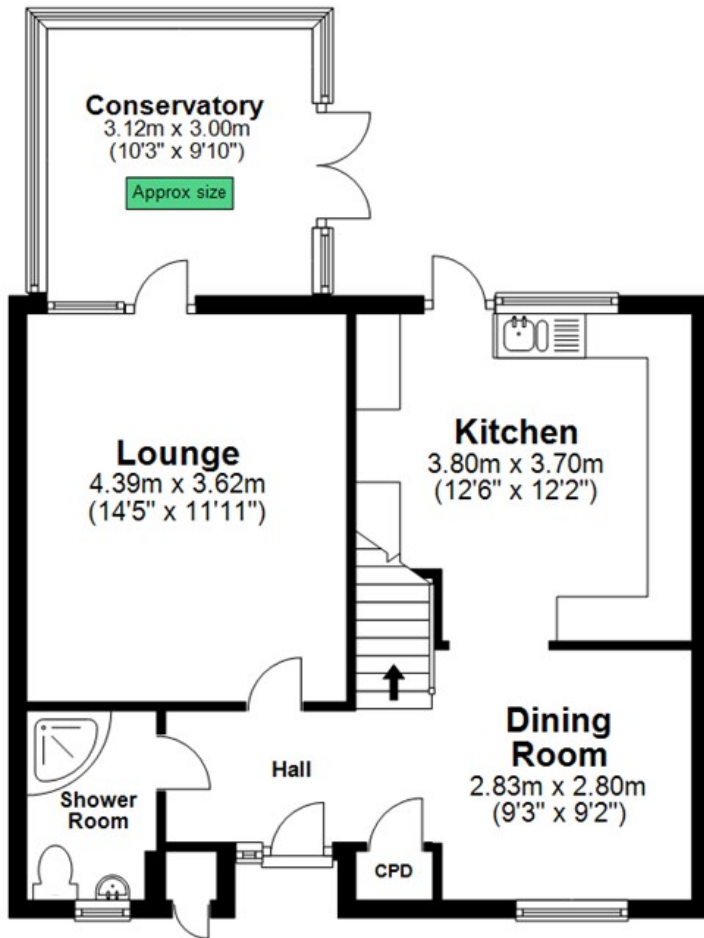






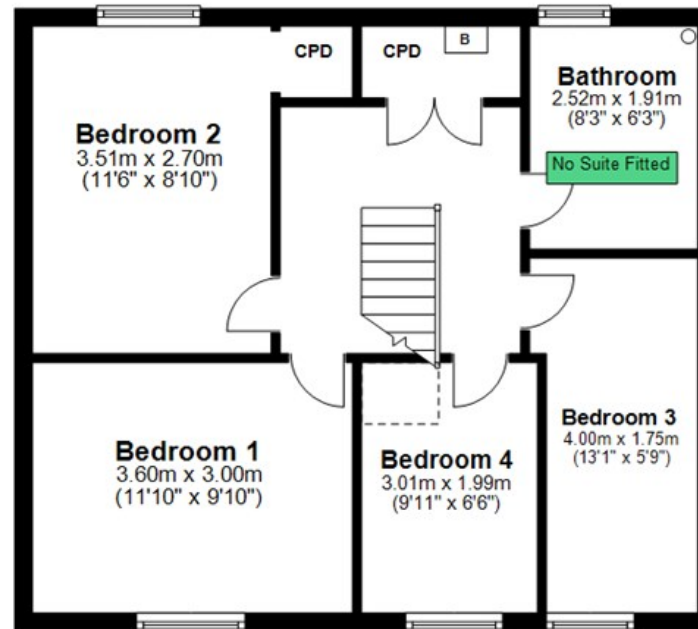
## Ground Floor

Approx. 58.2 sq. metres (626.7 sq. feet)



## First Floor

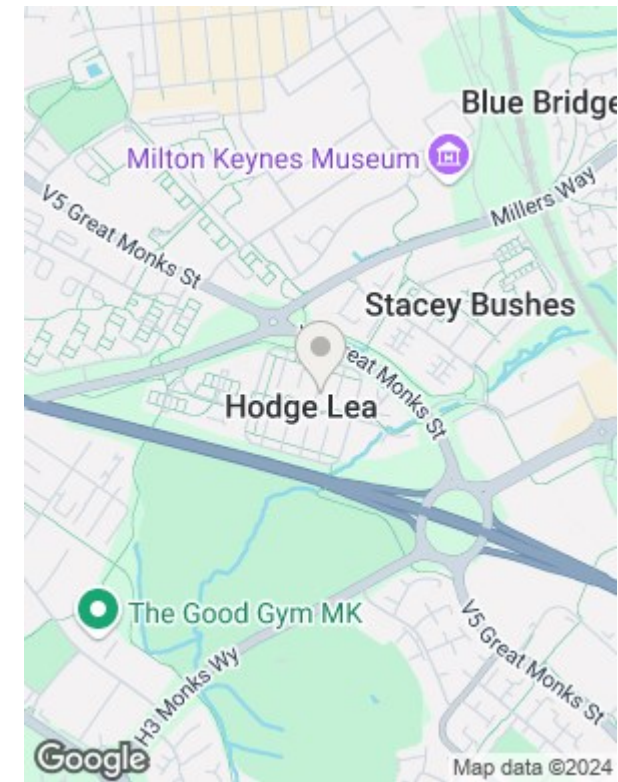
Approx. 50.3 sq. metres (541.4 sq. feet)



Total area: approx. 108.5 sq. metres (1168.1 sq. feet)

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

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)	A		
(81-91)	B		82
(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	

