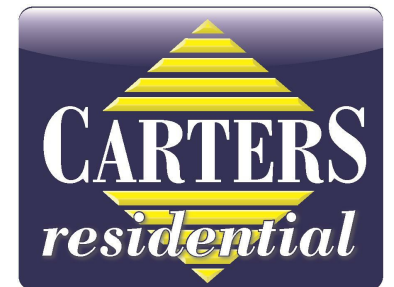




Gramwell, Shenley Church End, MK5 6DE



**5 Gramwell
Shenley Church End
Milton Keynes
MK5 6DE**

Offers Over £300,000

A 3 bedroom semi detached house with attached garage, located in the popular Shenley Church End, with a sought of school catchment.

The property has accommodation set on two floors comprising; An entrance hall, lounge/dining room and kitchen. On the first floor there are 3 bedrooms and a bathroom. Outside the property has a good size driveway, front garden, a garage and an enclosed rear garden. The house benefits from quality double glazed composite windows.

The property is conveniently located just a short walk to the local shopping centre with many shops to include a large Sainsbury's and dining pub.

The house is offered for sale with vacant possession and no onward the chain and early viewings recommended.

- Semi Detached House
- 3 Bedrooms
- Lounge/ Dining Room
- Kitchen
- Quality Composite Double Glazing by Rationel
- Front & Rear Gardens
- Garage & Driveway
- Walk to Local Shopping Centre





**Carters can
arrange for you to
view this property
7 days a week**



Ground Floor

A front door opens to an entrance hall which has stairs to the first floor and doors to all rooms. Storage cupboard housing gas central heating boiler.

The lounge/dining room has a large bay window with glazed side panels in a pine finish by the quality Scandinavian manufacturer, Rationel.

The kitchen has a range of units to floor and wall levels with worktops and a sink unit, and appliances include an integrated gas hob, extractor hood and oven and freestanding washing machine and fridge.

First Floor

The landing has access to the loft and doors to all rooms.

Bedroom 1 is a double bedroom located to the front with a built-in cupboard

Bedroom 2 is located to the rear.

Bedroom 3 is located to the rear.

The bathroom has a suite comprising WC, wash basin and a bath with shower over. Tiled walls.

Outside

The property has a front garden and a good size concrete driveway providing off-road parking leading to the garage. Side gated access to the rear garden.

The rear garden has a paved patio, lawns, and is enclosed by fencing.

Garage

Attached single garage with up and over door and rear access door.

Heating

The property has gas to radiator central heating.

Windows

The property has quality double glazed composite windows with exterior aluminium casing and an interior natural pine finish – by the Scandinavian company, Rationel

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band: C

Note for Purchasers

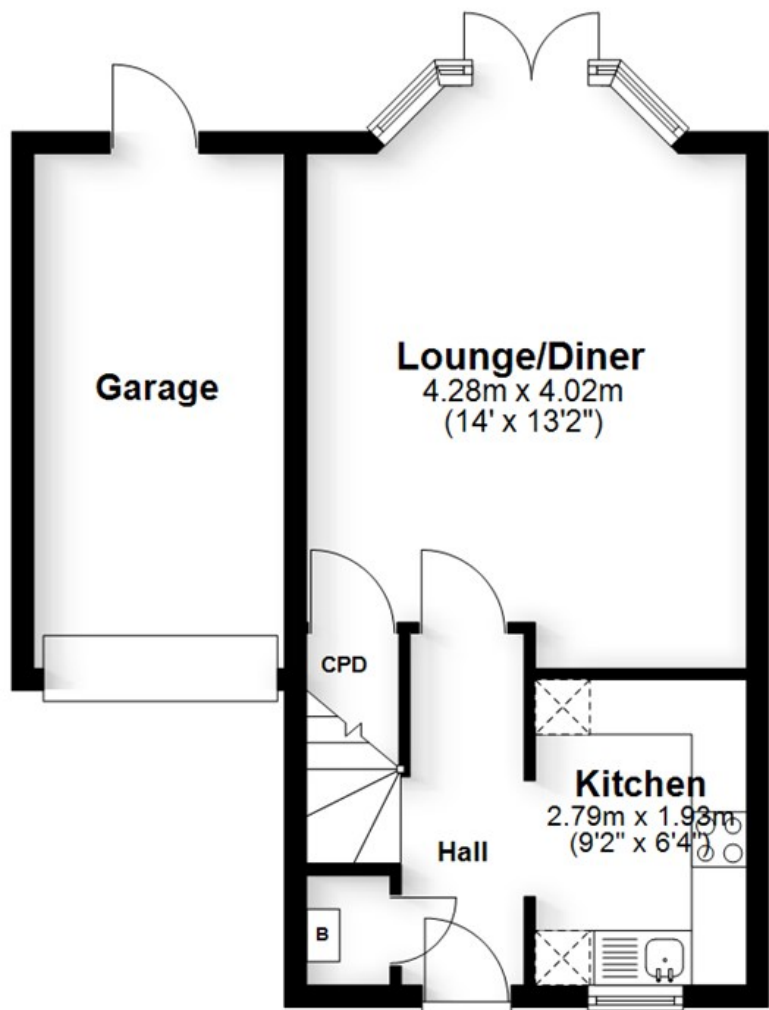
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person,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

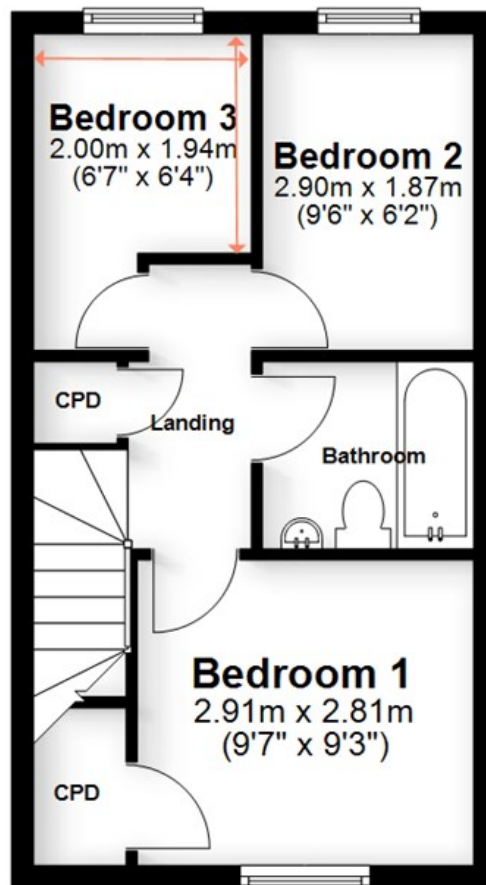
Ground Floor

Approx. 31.8 sq. metres (342.6 sq. feet)



First Floor

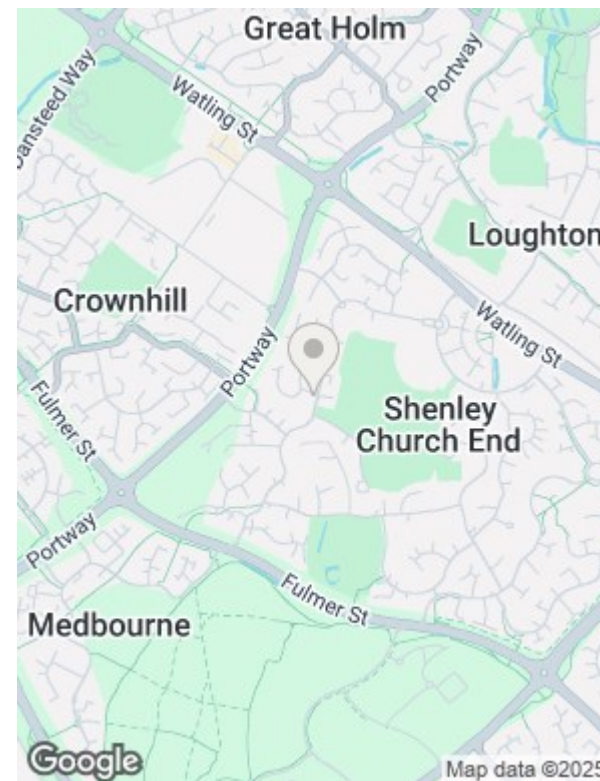
Approx. 29.9 sq. metres (322.2 sq. feet)



Total area: approx. 61.8 sq. metres (664.8 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

miltonkeynes@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		85
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

