



Edmund Court, Milton Keynes, MK5 6DB





2 Edmund Court  
Shenley Church End  
Milton Keynes  
MK5 6DB

**£230,000**

**A beautifully presented one bedroom semi detached bungalow conveniently located just a short walk from extensive facilities on Shenley Church End.**

The bungalow has accommodation set on a single level comprising an entrance hall, living room, nearly new kitchen, conservatory, double bedroom and a refitted shower room. The property has gardens to both the front and rear.

It is conveniently located just a short walk to Shenley Church End local centre which has a large Sainsbury's, and restaurants amongst many other shops.

In all, a fabulous bungalow, offered for sale with no onward chain.

- Semi Detached Bungalow
- Living Room
- Conservatory - Used as Dining Room
- Fitted Kitchen (Around 1 Year Old)
- Modern Shower Room
- Double Bedroom
- Front & Rear Gardens
- Great Location Close to Shops
- CHAIN FREE SALE







### Accommodation

The entrance hall has an airing cupboard with the gas central heating boiler, and doors to all rooms.

The living room has patio doors opening to the conservatory, a window to the side, and is open plan to the kitchen.

The kitchen was refitted around one year ago with a modern range of units to floor and wall levels with worktops and 1 1/2 bowl sink unit. Integrated gas hob, electric oven, extractor hood and a freestanding washing machine machine is to remain. Window to the front.

A double bedroom has a window overlooking the rear garden.

The shower room has a modern white suite with a double sized walk-in shower cubicle and glass screen, wall mounted wash basin and a WC. Tiled walls and a window to the front.

### Outside

The front garden is laid with gravel and there is side gated to access leading to the rear garden. The rear garden is laid with timber deck with low maintenance in mind and enclosed by fencing.

### Heating

The property has gas to radiator central heating.

### Location - Shenley Church End

Shenley Church End is a popular location set to the west of Milton Keynes. Schooling is well served with a number of Primary and Secondary schools in close proximity. This particular property is also situated within a short walking distance to numerous exclusive school buses serving the Buckingham and Aylesbury Grammar Schools.

Shenley Church End has it's own local centre with an array of shops and Central Milton Keynes is approximately 2 miles away from this property. The mainline Central Milton Keynes train station is 1.4 miles away offering regular 30 minute (approx) journeys into London Euston, along with regular access to the North.

### Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band: B

### 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

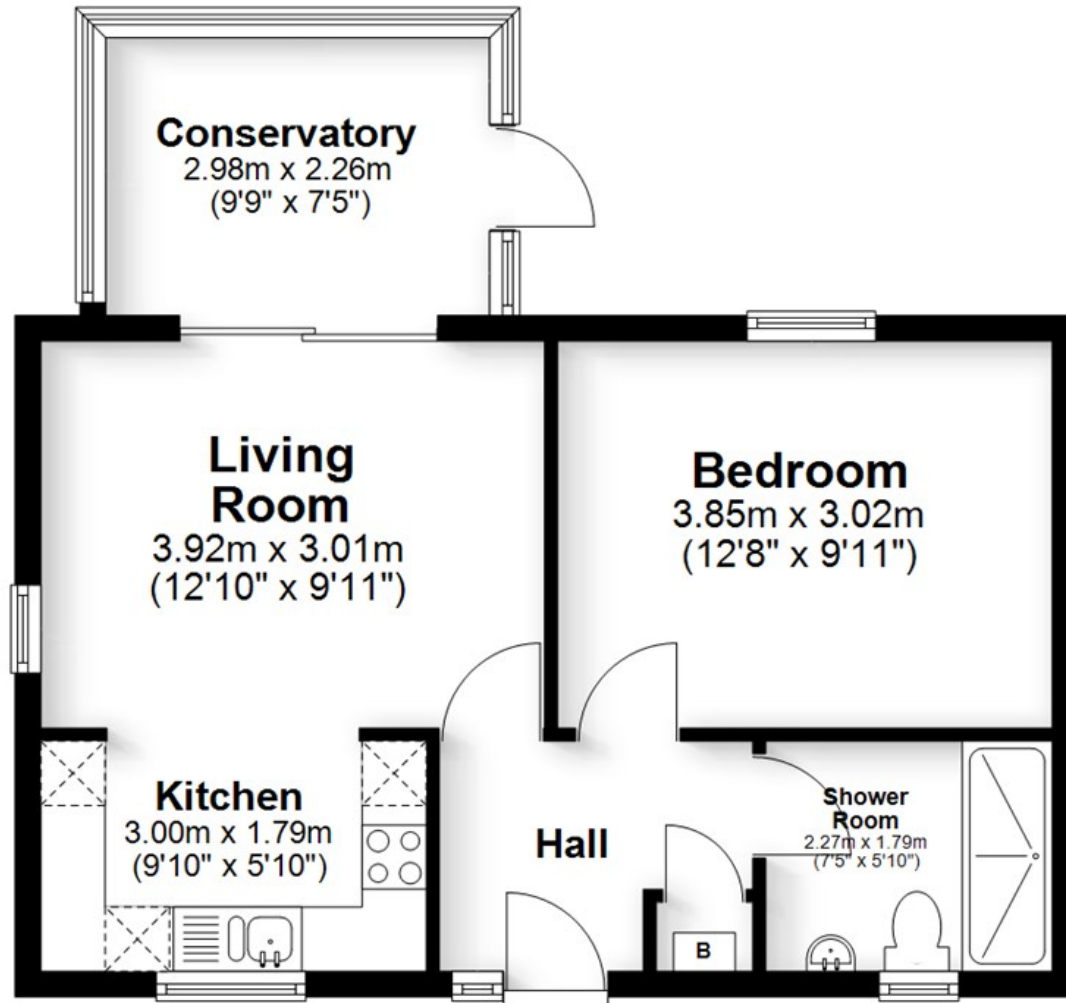
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. 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

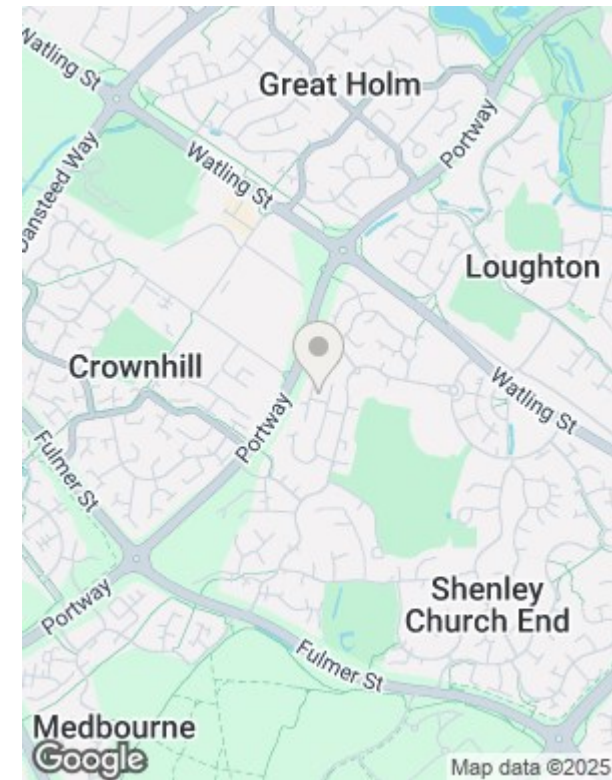
Approx. 45.7 sq. metres (492.0 sq. feet)



Total area: approx. 45.7 sq. metres (492.0 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	88
(81-91) B	
(69-80) C	63
(55-68) D	
(39-54) E	F
(21-38) F	
(1-20) G	G
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

