



Abigar Close, Milton Keynes, MK8 1EN



6 Abigar Close  
Whitehouse  
Milton Keynes  
MK8 1EN

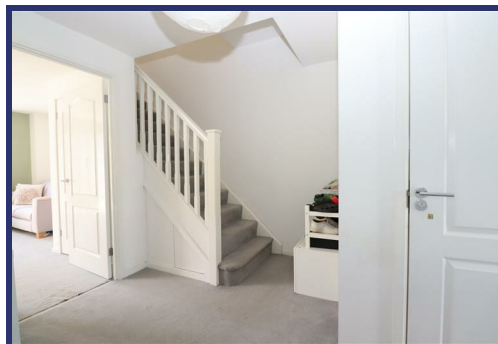
£360,000

**Carters are delighted to offer for sale this spacious three bedroom family home situated in the popular residential area of Whitehouse.**

The property has accommodation set over two floors comprising an entrance hall, cloakroom and a large living/dining room and a separate fitted kitchen. On the first floor there are three bedrooms, two of which are double bedrooms and bathroom. Outside the property has two parking spaces to the front and an enclosed rear garden.

The property is well presented and an early viewing is recommended.

- THREE BEDROOM FAMILY HOME
- DESIRABLE & SOUGHT AFTER LOCATION
- DOWNSTAIRS CLOAKROOM
- KITCHEN WITH INEGRATED APPLIANCES
- LOUNGE/DINING
- GAS TO RADIATOR CENTRAL HEATING
- SOLAR PANELS
- REAR GARDEN
- TWO PARKING SPACES
- EPC RATING - BAND A.





## Ground Floor

The property is entered via a part glazed door into the entrance hall. Staircase to the first floor landing. Door to lounge/diner. Door to kitchen. Door to cloakroom.

The cloakroom has a suite comprising low level w.c. and wash hand basin. Tiled flooring. Wall mounted extractor fan.

The lounge/dinning room is located to the rear of the property with a built-in storage cupboard, double glazed window to the rear aspect and double glazed French doors to the rear garden.

The kitchen is fitted in a range of units to wall and base levels with worksurfaces over and an inset sink/drain. Built-in electric oven with a four ring gas hob and extractor hood over. Integrated dishwasher, washing machine and fridge and freezer. Tiled flooring. Wall mounted gas central heating boiler. Double glazed window to the front aspect.

## First Floor Landing

Doors to all rooms.

Bedroom 1 is a double bedroom located to the rear of the property and has a double glazed window overlooking the rear garden.

Bedroom 2 is a double bedroom with a window to the front aspect.

Bedroom 3 has a built-in storage cupboard and a window to the front aspect.

The bathroom has a white suite comprising low level w.c., wash hand basin and a panel bath with a shower over. Tiled flooring. Ceiling mounted extractor fan. Heated towel rail. Obscure UPVC double glazed window to the rear aspect.

## Garden & Parking

There are two off-road parking spaces designated to the property. A path leads to the front door. Small area of stone.

The rear garden is fully enclosed with timber fencing and gated rear access leads to the front of the property. Laid to lawn with a paved patio area. Timber deck area.

## Cost/ Charges/ Property Information

Tenure: Freehold.

Monthly Estate Service Charge: Grounds Maintenance : £4.96 Management Charge : £8.42

Local Authority: Milton Keynes Council.

Council Tax Band: Band C.

## Location - Whitehouse

Whitehouse is an exclusive development with fantastic local amenities and OFSTED rated Outstanding Watling Academy Secondary School as well as highly rated Whitehouse Primary School. The property also located within walking distance of Whitehouse Medical Centre and local shop.

## 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

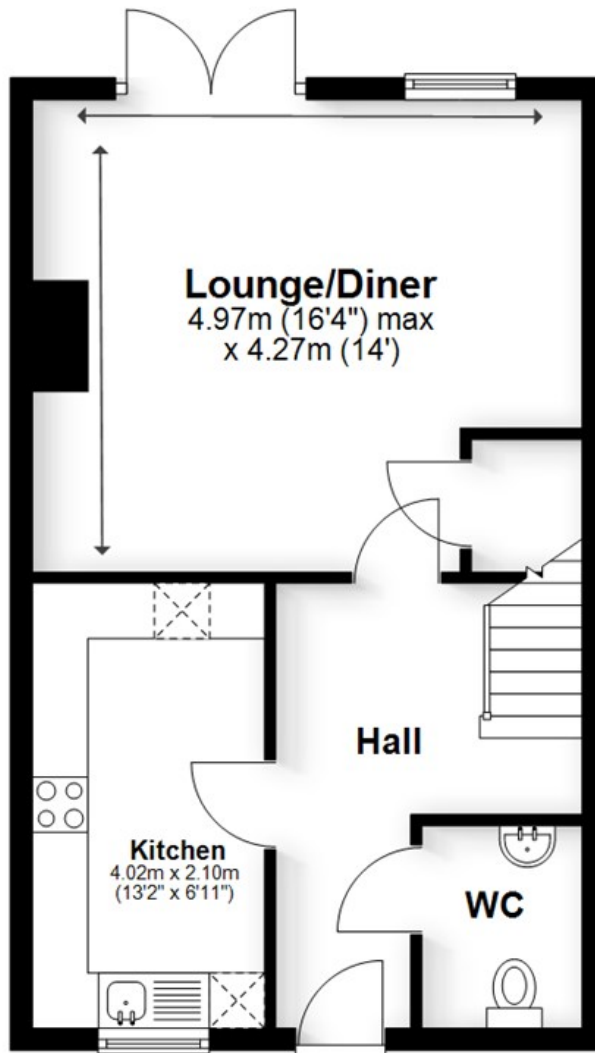
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property.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





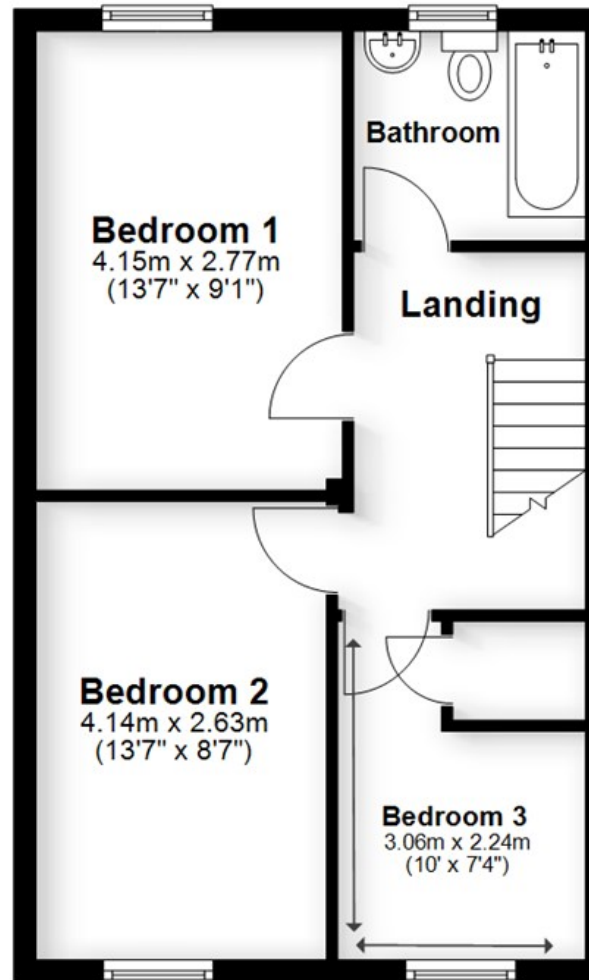
## Ground Floor

Approx. 41.7 sq. metres (448.9 sq. feet)



## First Floor

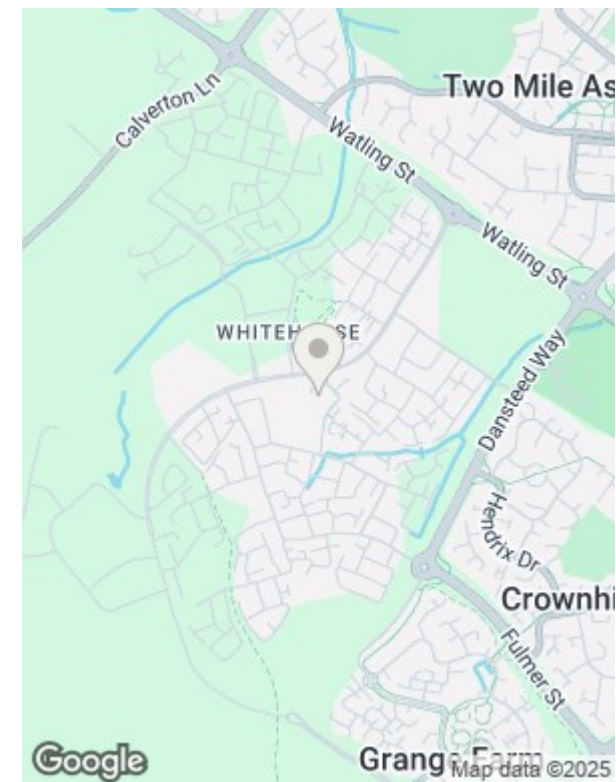
Approx. 41.7 sq. metres (448.9 sq. feet)



Total area: approx. 83.4 sq. metres (897.9 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) <b>A</b>		97	98
(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	

