

94 Woolmans
Fullers Slade
Milton Keynes
MK11 2BB

£235,000

Carters are delighted to for sale this three bedroom, three storey town house in Fullers Slade, a short distance from Stony Stratford.

The accommodation comprises, entrance hall, downstairs cloakroom, lounge/diner and a kitchen to the ground floor. The first floor comprises two bedrooms and the family bathroom with a further bedroom located on the second floor. To the exterior there is a driveway with carport and the rear garden is fully enclosed.

- THREE BEDROOM THREE STORY FAMILY HOME
- DOWNSTAIRS CLOAKROOM
- 21'7" LOUNGE/DINER
- GAS TO RADIATOR CENTRAL HEATING
- DRIVEWAY & CARPORT
- REAR GARDEN

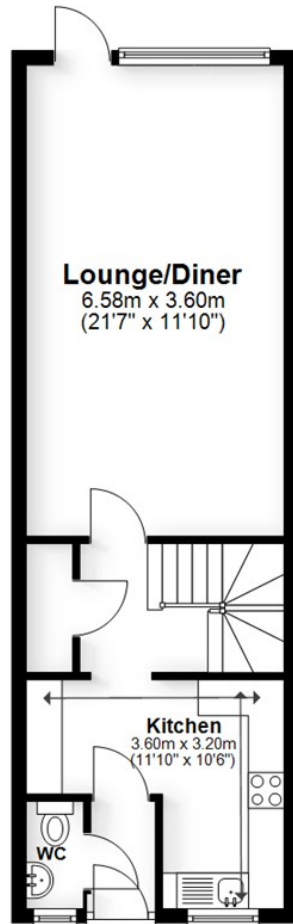


To view this property call Carters on 01908 561010 or email stony@carters.co.uk



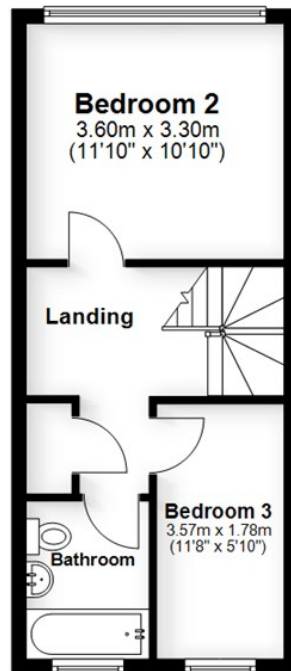
Ground Floor

Approx. 42.4 sq. metres (456.5 sq. feet)



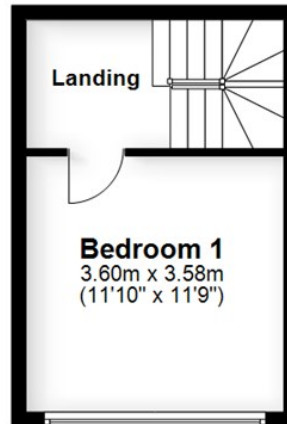
First Floor

Approx. 32.0 sq. metres (343.9 sq. feet)



Second Floor

Approx. 19.7 sq. metres (212.3 sq. feet)



Total area: approx. 94.1 sq. metres (1012.7 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	

Ground Floor

Enter via front door into entrance hall. Doors to kitchen and cloakroom. Cloakroom comprises of a low level w.c. and a wash hand basin. The kitchen is located to the front of the property and has a free-standing cooker with extractor fan over, plumbing for washing machine and space for a fridge/freezer. The inner hallway is accessed from the kitchen and has a stair case rising to the first floor landing and a storage cupboard. Further access from the inner hallways leads into the lounge/diner which has a UPVC double glazed door leading to the rear garden and window.

First Floor

Storage cupboard and airing cupboard. Bedroom two is located on this level to the rear and has a UPVC double glazed window overlooking the rear garden. The third bedroom is located to the front with a UPVC double glazed window. The bathroom has a white suite comprising of a low level w.c., wash hand basin and panel bath with a hand-held shower over.

Second Floor

UPVC double glazed window overlooking the rear garden. Bedroom one is located to the front with a UPVC double glazed window and built-in wardrobes.

Exterior

To the front of the property there is a driveway offering off-road parking for approximately three vehicles, a car port and a brick-built storage shed. The rear garden is fully enclosed with a shed to remain.

Cost/ Charges/ Property Information

Tenure: Freehold.

Local Authority: Milton Keynes Council.

Council Tax Band: Band A.

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

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