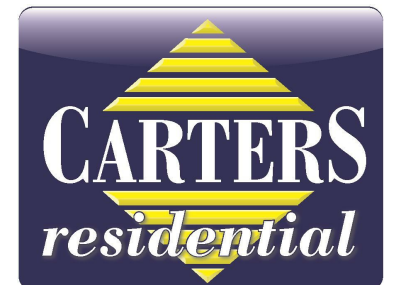




Lemmon Walk, Milton Keynes, MK4 4JB



5 Lemmon Walk
Oxley Park
Milton Keynes
Buckinghamshire
MK4 4JB

£300,000

Carters Estate Agents are delighted to offer for sale this spacious two bedroom townhouse located in the popular area of Oxley Park. The accommodation is set over three floors and is being sold with NO ONWARD CHAIN.

The property has accommodation over three levels and has an open plan kitchen/dining/living area and two double bedrooms. To the exterior there is a garage, off road parking space in front of the garage and additional parking to the front of the property. There is also an open plan and a front garden. The accommodation comprises, entrance hall, cloakroom, kitchen/dining/living area, two DOUBLE bedrooms, bathroom, garage.

- TWO DOUBLE BEDROOMS
- OPEN PLAN LIVING/DINING KITCHEN
- CLOAKROOM
- JULIET BALCONY TO LIVING AREA
- GARAGE
- FRONT GARDEN
- UPVC DOUBLE GLAZING
- GAS TO RADIATOR CENTRAL HEATING
- IDEAL FIRST TIME/INVESTMENT PURCHASE
- NO ONWARD CHAIN





Ground Floor

The property is entered via a solid front door into the entrance hall. Stairs rise to the first floor landing. Storage cupboard. Wood laminate flooring. Door to garage with an up and over door to the rear.

First Floor

Stairs rise from the ground floor to the first floor landing. Window to front aspect. A door leads to the open-plan living/dining/kitchen area. A further door leads to the cloakroom comprising low level w.c. and wash hand basin. The living area is dual aspect with a window to the rear and a Juliet balcony to the front of the property. Walk-in to open-plan kitchen/dining area with a range of fitted units to wall and base levels with worksurfaces over, inset stainless steel sink/drainage, built-in electric oven with gas hob and extractor hood over, plumbing for washing machine, concealed wall mounted gas central heating boiler, space for fridge/freezer and a window to the front aspect.

Second Floor

Stairs rise from the first floor to the second floor landing with a window to the rear aspect. Doors lead to all rooms.

The master bedroom is located to the front aspect with a window to the front and two sets of built-in wardrobes and a door leading to the family bathroom. Bedroom two is located to rear of the property with a window to the rear aspect. The family bathroom is also entered via bedroom one has a suite comprising low level w.c., pedestal mounted wash hand basin and a panel bath with shower over. Fully tiled around bath area. Obscure double glazed window to front aspect. Airing cupboard.

Garage & Parking

Integral garage accessed from the rear of the property with an allocated off-road parking space in front. The garage has power and light connected, recess storage under the stairwell and a personal door leading to the entrance hall. There is additional parking to the front of the property.

Garden

An open-plan front garden is laid lawn

Cost/ Charges/ Property Information

Tenure: Freehold .

Local Authority: Milton Keynes Council.

Council Tax Band: 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 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.

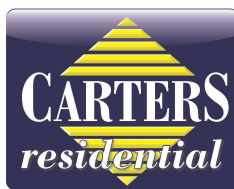
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

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

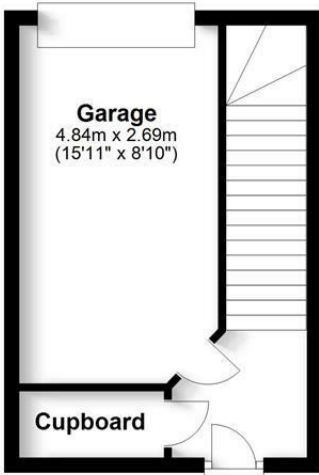
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property.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



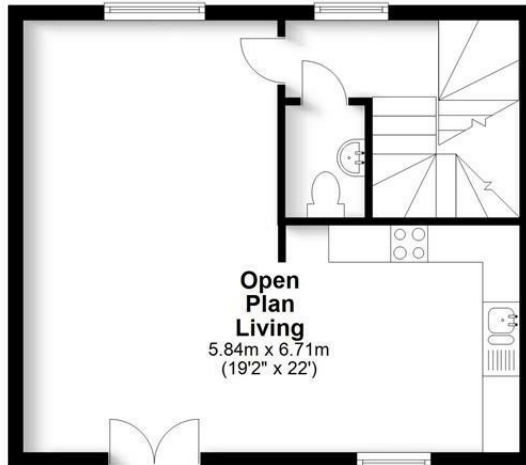




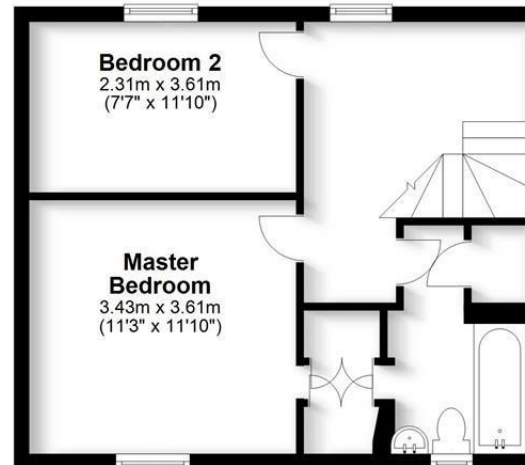
Ground Floor
Approx. 22.7 sq. metres (244.5 sq. feet)



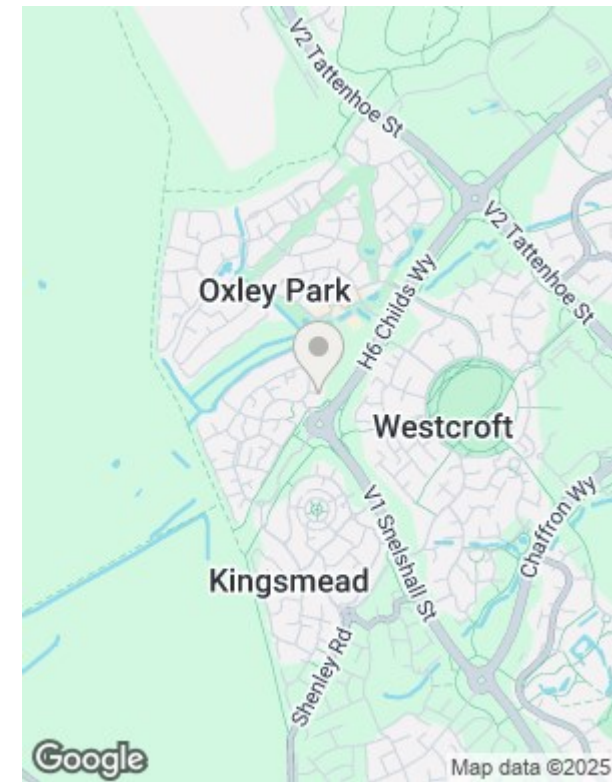
First Floor
Approx. 40.2 sq. metres (432.3 sq. feet)



Second Floor
Approx. 39.1 sq. metres (421.3 sq. feet)



Total area: approx. 102.0 sq. metres (1098.1 sq. feet)



Viewing Arrangements

By appointment only via Carters.

We are open 7 days a week for your convenience

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✉️ 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	88
England & Wales	EU Directive 2002/91/EC	

