



Firemans Run, Buckinghamshire, MK17 8GL



7 Firemans Run
Woburn Sands
Buckinghamshire
MK17 8GL

£425,000

Carters are delighted to bring to market this bright and spacious FIVE BEDROOM townhouse, situated in the highly desirable town of Woburn Sands. The property is located in a modern development that offers a LAKE, seated park area and play park, and is within walking distance to local schools, bus routes, train line and Woburn Sands High Street with it's established mixture of local shops, garden centre and restaurants. The location also offers easy access to the A421 & M1 for commuting.

The accommodation comprises of an entrance hall, CLOAKROOM, kitchen area, OPEN PLAN LIVING SPACE, first floor landing, MAIN BEDROOM WITH EN-SUITE, double bedroom, second floor landing, SECOND BEDROOM WITH EN-SUITE, two further bedrooms and family bathroom. There are TWO OFF-ROAD PARKING SPACES to the front of the property and gated access to the rear garden. There have been many updates to the property within the last few years, including a new kitchen and replacing the flooring and carpets throughout. Viewing is recommended to truly appreciate this wonderful home. EPC rating C.

- Five Bedroom Home
- Townhouse Style
- Woburn Sands Location
- Two En-Suite Shower Rooms
- Open Plan Living Area
- Bright and Spacious
- Rear Garden with Decking
- Parking for Two Vehicles
- Viewing Highly Recommended
- EPC Rating C





Entrance Hall

Enter via front door to inner hallway. Stairs rising to first floor. Doors leading to cloakroom and living area. Radiator.

Downstairs Cloakroom

Obscure UPVC double glazed window to front aspect. Low level WC. Corner pedestal handwash basin. Electrical consumer unit. Radiator.

Kitchen Area

UPVC double glazed window to front aspect. Range of eye and base level storage units with work surfaces over. Built in cooker and grill. Five ring gas hob with extractor hood over. Cupboard housing wall mounted boiler. Space for dishwasher, washing machine, dryer and fridge freezer.

Open Plan Living

UPVC double glazed window and UPVC double doors with double glazed panels to rear aspect. Under stairs storage cupboard. TV point. Radiator.

First Floor Landing

UPVC double glazed window to side aspect. Doors leading to Bedroom One and Bedroom Three. Stairs rising to second floor. Radiator.

Bedroom One

UPVC double glazed window to front aspect. TV point. Telephone point. Access to en-suite. Radiator.

En-Suite One

Obscure UPVC double glazed window to front aspect. Low level WC. Pedestal handwash basin. Shower cubicle. Electric shaver point. Extractor fan. Radiator.

Bedroom Three

Two UPVC double glazed windows to rear aspect. TV point. Broadband point. Radiator.

Second Floor Landing

UPVC double glazed window to side aspect. Doors leading to Family Bathroom and Bedrooms Two, Four and Five. Airing cupboard. Access to loft. Radiator.

Bedroom Two

UPVC double glazed window to rear aspect. TV point. Telephone point. Access to en-suite. Radiator.

En-Suite Two

Low level WC. Pedestal handwash basin. Shower cubicle. Extractor fan. Radiator.

Bedroom Four

UPVC double glazed window to front aspect. Radiator.

Bedroom Five

UPVC double glazed window to rear aspect. Radiator.

Family Bathroom

Obscure UPVC double glazed window to front aspect. Low level WC. Pedestal handwash basin. Bath tub. Extractor fan. Radiator.

Externals

Front - Off road parking spaces for two vehicles. Paving to front door, slate laid to borders. Gated access to the side leading to rear garden.

Rear - Mostly laid to lawn with timber fence surrounding. Decking area. Gated off area for bin storage.

Property Information

Council Tax Band: D

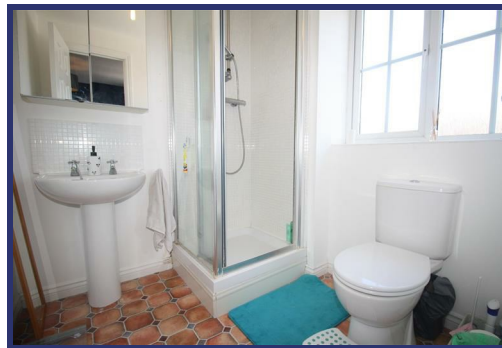
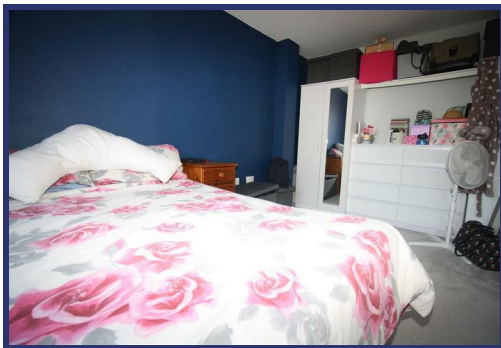
Council Tax Cost: £2138.66 for the 2024-2025 tax year.

Local Authority: Milton Keynes Borough Council

Tenure: Freehold

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. Some items may be available subject to negotiation with the Vendor.











Viewing Arrangements

By appointment only via Carters.
We are open 7 days a week for your convenience

 01908 646699

 bletchley@carters.co.uk

 carters.co.uk

 194 Queensway, Bletchley, MK2 2ST

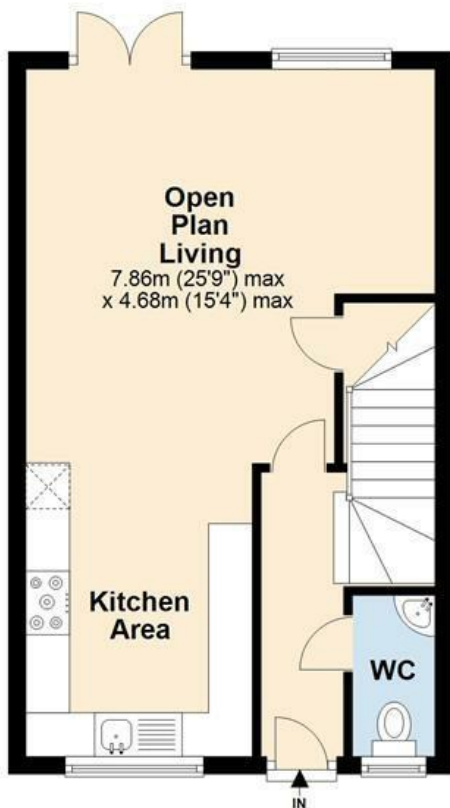


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B	77	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



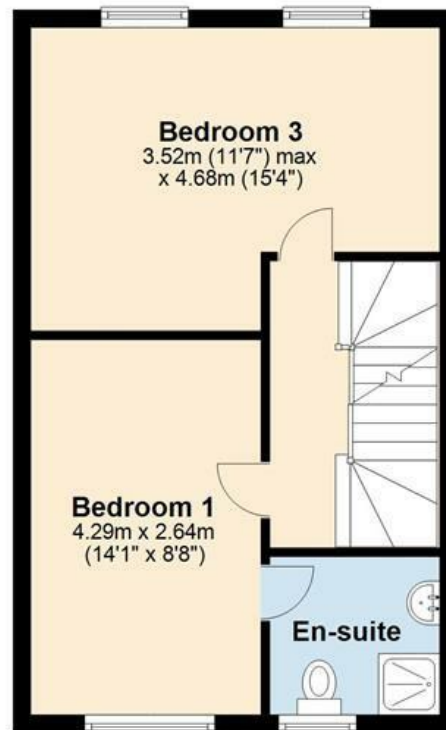
Ground Floor

Approx. 36.8 sq. metres (395.9 sq. feet)



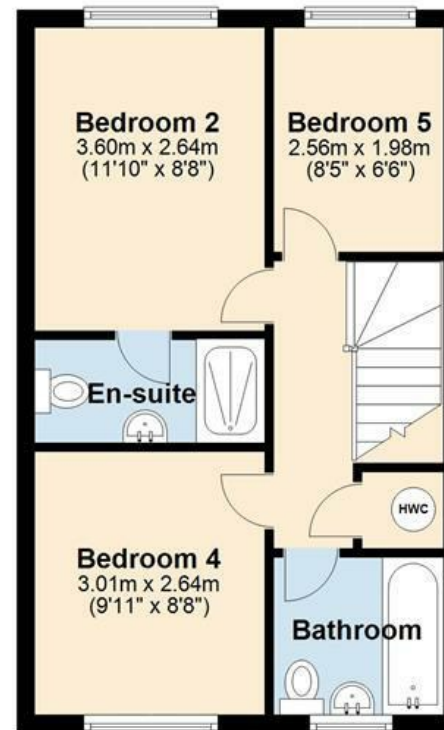
First Floor

Approx. 37.0 sq. metres (397.8 sq. feet)



Second Floor

Approx. 37.2 sq. metres (400.4 sq. feet)



Total area: approx. 110.9 sq. metres (1194.1 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.