





Guide Price
£155,000

Offered to the market with no upper chain, this one bedroom maisonette resides in the sought-after area of Giffard Park with many benefits including, lounge/diner, kitchen, family bathroom, gardens and allocated parking,

Property Description

ENTRANCE

Outside stairs leading to front door.

ENTRANCE HALL

Radiator, doors to bathroom, bedroom, lounge/diner and kitchen area.

LOUNGE/DINER

Double glazed windows to side aspect. Radiators, flow through to kitchen.

KITCHEN AREA

Double glazed window to rear aspect. Range of wall mounted and floor standing units with roll edge work surface over, free standing cooker, washing machine and fridge/freezer both included, single drainer sink with mixer tap, splash back tiling, radiator

BEDROOM

Double glazed window to front aspect. Loft ladder access to loft where the gas boiler is situated. Radiator.

BATHROOM

Frosted double glazed window to rear aspect. Panelled bath with mixer tap and shower attachment, shower screen, low level w.c, pedestal wash hand basin, part tiled walls, heated towel rail.

OUTSIDE

Side gated access to rear garden.

ALLOCATED PARKING

Allocated parking for one car.

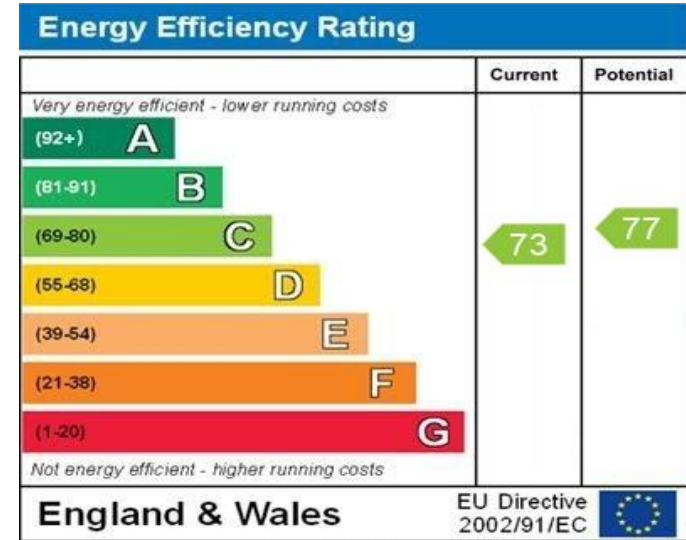
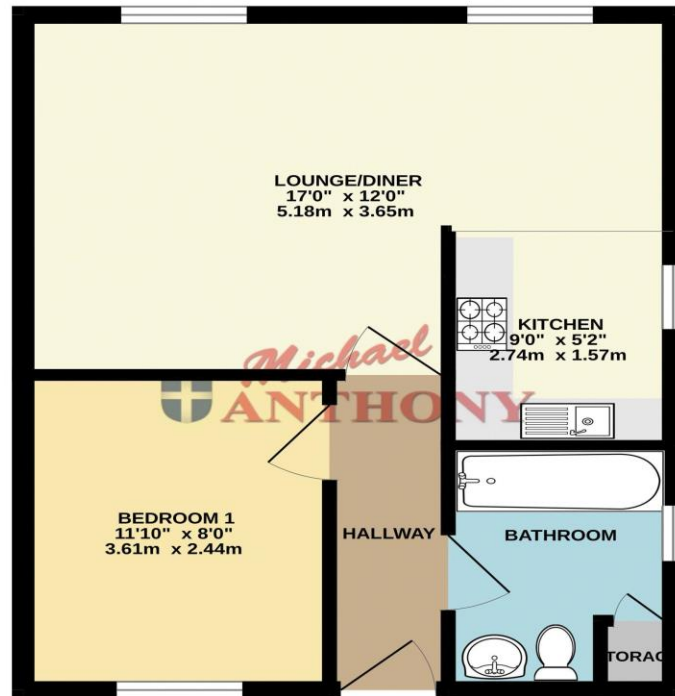
FRONT GARDEN

Side gated access to rear garden.

REAR GARDEN

Laid to lawn and enclosed by timber fencing panels.

FIRST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



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TOTAL FLOOR AREA : 382 sq.ft. (35.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

209A Witan Gate Sovereign Court Milton Keynes Buckinghamshire MK9 2HP
01908 393 553 | miltonkeynes@maea.co.uk