





£280,000

Situated in a quiet cul-de-sac location in the popular location of Brooklands this two bedroom detached coach house is offered to the market with many benefits including an open plan living/diner area, kitchen, family bathroom, rear garden and one carport.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Stairs to first floor landing, radiator.

LOUNGE/DINER

Double glazed window to front aspect, double glazed door to Juliet balcony. Storage cupboard, radiator, door to landing, skylight window.

KITCHEN

Skylight window. Fitted with a range of floor and wall mounted units with roll edge work surface over, single drainer sink with mixer tap, oven and hob with extractor fan over, built in fridge/freezer, built in dishwasher, plumbing for washing machine, wall mounted combination boiler, radiator.

LANDING

Radiator, doors to bedrooms bathroom and kitchen.

BEDROOM ONE

Double glazed window to front aspect. Radiator.

BEDROOM TWO

Double glazed window to front aspect. Radiator.

BATHROOM

Skylight window. Panelled bath with mixer tap and shower attachment, part tiled walls, heated towel rail, pedestal wash hand basin, splash back tiling, low level w.c., extractor fan.

PARKING

Carport.

FRONT GARDEN

Shed to remain, enclosed by timber fencing panels, side gated access, patio area.

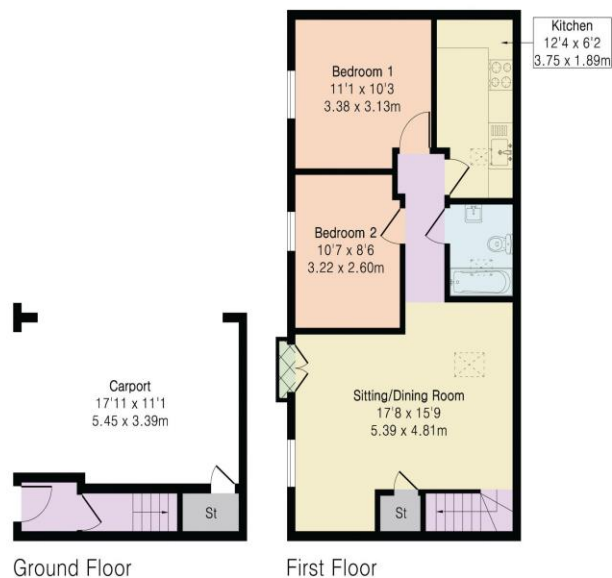
REAR GARDEN

Pathway to front door, side gated access.

Approximate Gross Internal Area 689 sq ft - 64 sq m

Ground Floor Area 64 sq ft – 6 sq m

First Floor Area 625 sq ft – 58 sq m



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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

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