





£400,000

Providing easy access to Milton Keynes city centre this well presented three bedroom semi detached family home is offered to the market with many benefits including three reception rooms, kitchen, family bathroom, and downstairs shower room, landscaped rear garden and driveway parking.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Radiator, understairs storage cupboard, large understairs storage, door to lounge, door to shower room, stairs rising to first floor.

LOUNGE

Double glazed windows to front and rear aspects. Television point, radiators.

STUDY/RECEPTION ROOM

Double glazed window to front aspect. Radiator, door to shower room.

SHOWER ROOM

Low level w.c., heated towel rail, fully tiled shower cubicle, pedestal wash hand basin, extractor fan, door to study/reception room.

FIRST FLOOR

KITCHEN

Double glazed window to rear aspect. Range of wall mounted and floor standing unit with square edge work surface over, oven and hob with extractor hood over, single drainer sink with mixer tap, built in fridge/freezer, plumbing for washing machine, built in dishwasher, breakfast bar, radiator, access to loft space, door to conservatory, stairs rising to second floor landing.

CONSERVATORY/DINING ROOM

UPVC double glazed windows to rear and side aspect, double glazed door to side. Radiator.

SECOND FLOOR LANDING

Access to loft space, door to airing cupboard housing wall mounted boiler, doors to bedrooms and bathroom.

BEDROOM ONE

Double glazed window to front aspect, Built in wardrobe, Radiator.

BEDROOM TWO

Double glazed window to front aspect. Radiator.

BEDROOM THREE

Double glazed window to rear aspect. Radiator.

BATHROOM

Skylights. Fully tiled shower cubicle, panelled bath with mixer tap and shower attachment, pedestal wash hand basin, part tiled walls, low level w.c., heated towel rail.

OUTSIDE

PARKING

Driveway providing off road parking for several cars.

FRONT GARDEN

Pathway to front door, outside light, side gated access.

REAR GARDEN

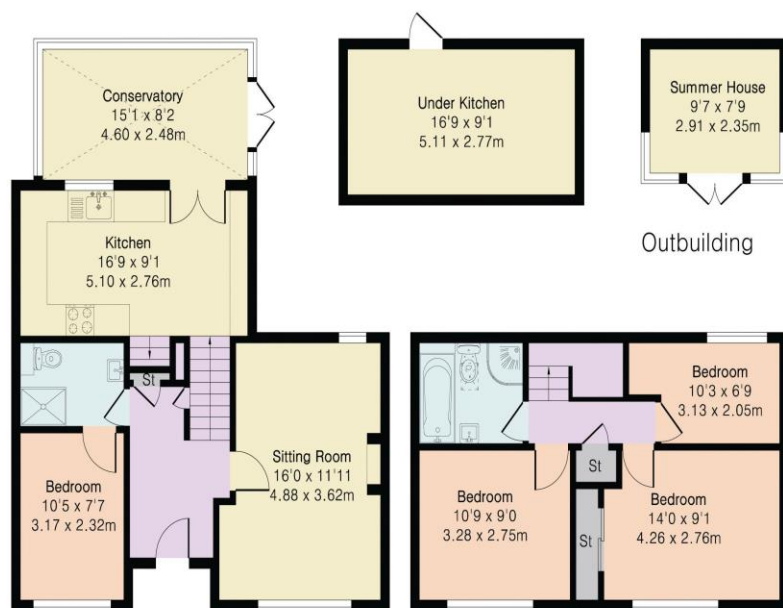
Laid to lawn with decking and patio areas, flower and shrub beds, side gated access, summer house, outside tap.

**Approximate Gross Internal Area 1273 sq ft - 118 sq m
(Excluding Outbuilding)**

Ground Floor Area 849 sq ft – 79 sq m

First Floor Area 424 sq ft – 39 sq m

Outbuilding Area 74 sq ft – 7 sq m



Ground Floor

First Floor



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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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