





**£250,000**

Ideally positioned within a quiet cul-de-sac location this two bedroom semi-detached home is offered to the market with many benefits including a lounge, kitchen/diner, family bathroom, rear garden and driveway parking.

# Property Description

## LOUNGE

Double glazed window to front aspect. Radiator, stairs rising to first floor, under stairs storage cupboard, radiator.

## KITCHEN/DINER

Double glazed window and door to rear. Fitted with a range of base and eye level units with rolled edge work surface over, splashback tiling, single drainer sink unit with mixer tap, space for cooker, plumbing for washing machine, plumbing for dishwasher, wall-mounted boiler, space for fridge freezer, radiator.

## LANDING

Access to loft space housing water tank, doors to bedrooms and shower room.

## BEDROOM ONE

Double glazed window to front aspect. Radiator.

## BEDROOM TWO

Double glazed window to rear aspect. Radiator.

## SHOWER ROOM

Double glazed frosted window to side aspect. Low level WC with push button flush, pedestal wash hand basin, storage cupboard, shower attachment, radiator.

## PARKING

Driveway parking.

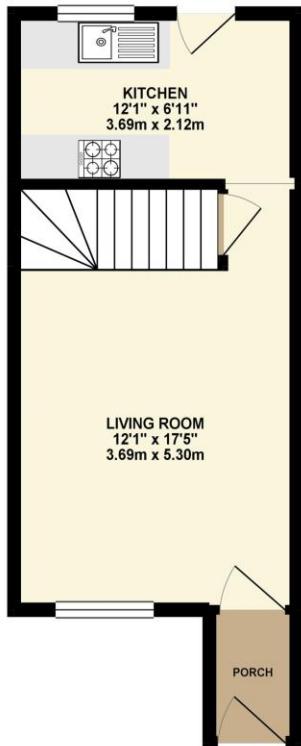
## FRONT GARDEN

Laid to lawn with path to front door.

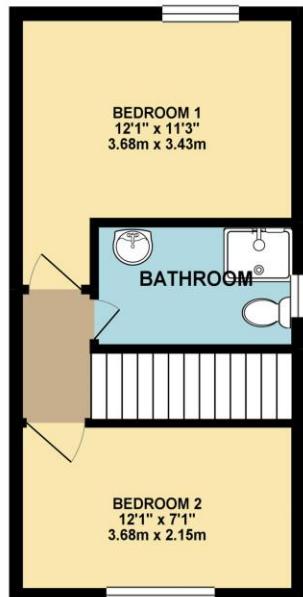
## REAR GARDEN

Laid to lawn with outside tap, outside light, side gated access, enclosed by timber fence panelling.

GROUND FLOOR 314.72 sq. ft.  
( 29.24 sq. m. )



FIRST FLOOR 287.08 sq. ft.  
( 26.67 sq. m. )



TOTAL FLOOR AREA : 601.80 sq. ft. ( 55.91 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 errors, omissions or inaccuracies. The vendor and the agent do not guarantee the accuracy of these details to 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

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