





£325,000

Ideally positioned within walking distance to Milton Keynes City Centre and Train Station this three bedroom semi-detached family home has many benefits including two reception rooms, kitchen, family bathroom, front and rear gardens, garage and driveway parking.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Radiator, stairs rising to first floor landing, door to lounge.

LOUNGE

Double glazed window to front aspect. Radiator, under stairs storage area.

DINING ROOM

Double glazed window to rear aspect. Radiator.

KITCHEN

Double glazed frosted window and door to rear aspect. Fitted with a range of base and eye level units with work surface over, wall-mounted boiler, oven and hob with extractor overhead, plumbing for dishwasher, plumbing for washing machine, space for fridge freezer, radiator.

LANDING

Double glazed window to side aspect. Access to loft space, airing cupboard housing water tank.

BEDROOM ONE

Double glazed window to front aspect. Radiator.

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

BEDROOM THREE

Double glazed window to front aspect. Radiator.

BATHROOM

Double glazed frosted window to rear aspect. Low level WC with push button flush, pedestal wash hand basin, fully tiled walls, heated towel rail, extractor fan, panelled bath with mixer tap and shower attachment.

OUTSIDE

GARAGE/PARKING

Driveway parking. Single garage with power and light.

FRONT GARDEN

Laid to lawn with path to front door, side gated access.

REAR GARDEN

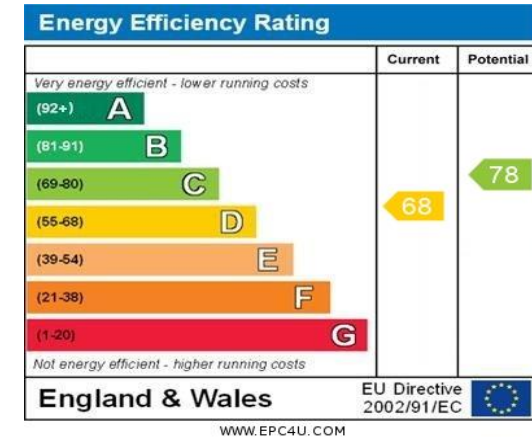
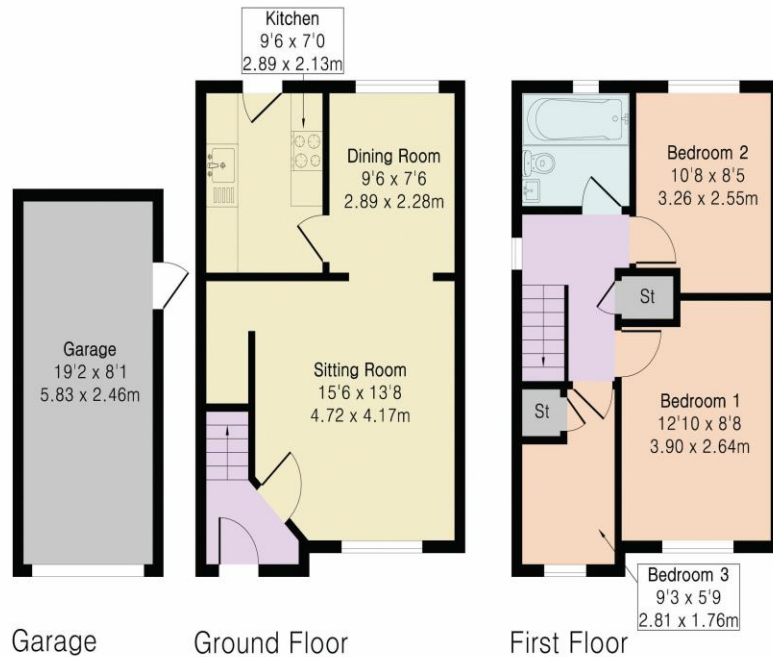
Laid to lawn with side gated access, enclosed by timber fence panelling.

**Approximate Gross Internal Area 746 sq ft - 70 sq m
(Excluding Garage)**

Ground Floor Area 373 sq ft – 35 sq m

First Floor Area 373 sq ft – 35 sq m

Garage Area 154 sq ft – 14 sq m



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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