





£235,000

Situated in the sought after area of Brooklands, this one bedroom semi-detached house is offered to the market with benefits such as, an open plan kitchen/living space, balcony, family bathroom, carport, and gardens.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Stairs to first floor, glazed door to garden, door to storage cupboard and doors to bedroom and bathroom.

BEDROOM

Double glazed window to front aspect. Radiator, door to wardrobe.

BATHROOM

Low level w.c., pedestal wash hand basin with mixer tap, heated towel rail, fully tiled shower cubicle, shaver point.

LOUNGE/KITCHEN DINER

Double glazed window to side aspect, glazed door to balcony, patio doors to Juliet balcony. Range of wall mounted and floor standing units with roll edge work surface over, single drainer sink with mixer tap, oven and hob with extractor hood over, built in dishwasher, built in fridge/freezer, space for washing machine, cupboard housing combination boiler, fully tiled, access to loft void.

BALCONY

Decking, brick wall, two glass balcony railings.

FRONT GARDEN & PARKING

Carport parking. Pathway to front, shingled area with plants to front, gate to garden, outside light.

REAR GARDEN

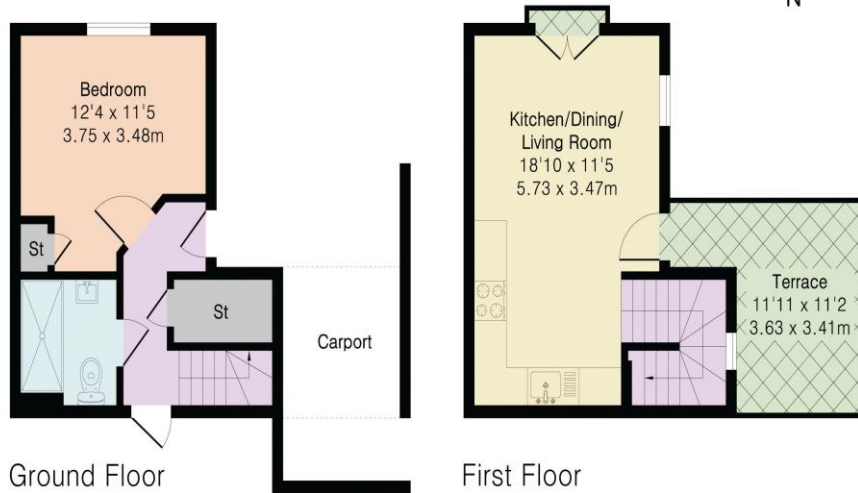
Gated access to front, enclosed by panel fencing, shed to remain, artificial grass and patio area, flower beds with some plants, outside light and tap.



Approximate Gross Internal Area 494 sq ft - 46 sq m

Ground Floor Area 247 sq ft – 23 sq m

First Floor Area 247 sq ft – 23 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

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