





**Offers in Excess of
£310,000**

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



Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Radiator, stairs to first floor landing.

CLOAKROOM/UTILITY

Frosted double glazed window to front aspect. Low level w.c. with push button flush, pedestal wash hand basin, heated towel rail, plumbing for washing machine.

LOUNGE

Double glazed door to conservatory, double glazed window to rear. Radiator, television point, flow through to kitchen.

CONSERVATORY

Double glazed windows to side and rear aspects, double glazed door to rear. Radiator.

KITCHEN/DINER

Double glazed windows to front and rear aspects, double glazed door to rear. Range of base and eye level units with roll edge work surface over, splash back tiling, understairs storage, built in oven and microwave, built in hob with extractor hood over, single drainer one and a half sink, space for fridge/freezer.

LANDING

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

BEDROOM ONE

Double glazed window to front aspect. Radiator.

BEDROOM TWO

Double glazed window to front aspect. Radiator.

BEDROOM THREE

Double glazed window to rear aspect. Radiator.

BATHROOM

Frosted double glazed window to rear aspect. Vanity wash hand basin, splash back tiling, low level w.c. with push button flush, panelled bath with mixer tap and shower attachment.

OUTSIDE

PARKING

Allocated parking for one car.

FRONT GARDEN

Pathway to front door, side gated access.

REAR GARDEN

Laid to lawn, shed to remain, side gated access, outside tap, enclosed by fencing panels.

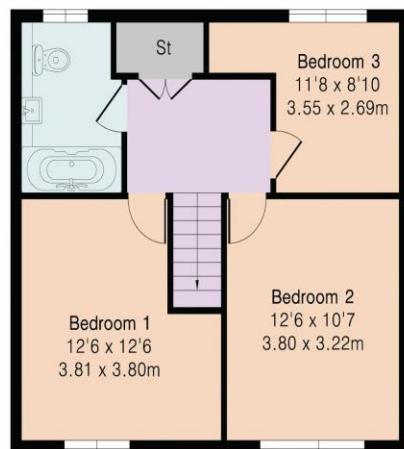
Approximate Gross Internal Area 1080 sq ft - 101 sq m

Ground Floor Area 579 sq ft - 54 sq m

First Floor Area 501 sq ft - 47 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.

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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