



Limbrey Drive, Olney MK46, 5GE

welcome to

Limbrey Drive, Olney

Offered in TURNKEY CONDITION with accommodation spread over THREE FLOORS and situated on a MODERN and POPULAR development in the sought after market town of OLNEY. The property provides UPGRADED accommodation boasting a KITCHEN/DINER, UTILITY/W.C., MASTER SUITE on the 2nd floor, GARDEN & PARKING.

Entrance Hall

Entered via Upvc front door, radiator, storage cupboard with fuse box, door to lounge, stairs leading to first floor accommodation.

Lounge

Double glazed window to front, aspect, T.V. point, radiator, door to kitchen/diner

Kitchen / Diner

An upgraded kitchen fitted with a range of wall and base units with quartz work tops over, under slung sink, induction hob with extractor hood over, dishwasher, under stairs storage cupboard/pantry, wood effect vinyl flooring, double glazed patio doors, combination boiler.

Utility Room / Wc

Downlighters, sink with mixer tap, storage cupboards, washing machine, quartz worktop, heated towel rail, extractor fan, W.C., additional sound proofing.

First Floor Landing

Stairs rising from entrance hall, doors to bedrooms one and two and bathroom, stairs leading to second floor master suite, radiator.

Bedroom Two

Double glazed window to rear aspect, radiator, electric points, fitted cupboard for wardrobe and lights.

Bedroom Three

Double glazed window to front aspect, radiator.

Bathroom

Fitted with a suite to comprise: Bath with upgraded shower overhead, upgraded vanity unit with sink and w.c. Half tiled, heated towel rail, extractor fan, shaving point.

Second Floor Bedroom One

Double glazed window to front aspect, radiator.

En-Suite

Upgraded suite to comprise: sink on a vanity unit and w.c., fitted shower unit, half tiled, skylight, shaving point, heated towel rail, waterfall shower head.





Outside Front Garden

Electric point, shrub borders, car charger fitted.

Rear Garden

Outside tap, electric point, shed, rear access to driveway, mainly laid to lawn, patio area.

Parking

Driveway parking for two cars, electric vehicle charger.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



view this property online [brownandmerry.co.uk/Property/NPL108382](https://www.brownandmerry.co.uk/Property/NPL108382)



welcome to

Limbrey Drive, Olney

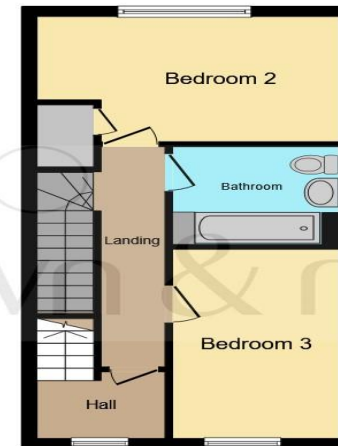
- SEMI-DETACHED OVER THREE FLOORS
- IMMACULATE CONDITION
- THREE BEDROOMS WITH EN-SUITE TO MASTER
- UTILITY ROOM / WC
- PARKING & GARDEN

Tenure: Freehold EPC Rating: B
Council Tax Band: D

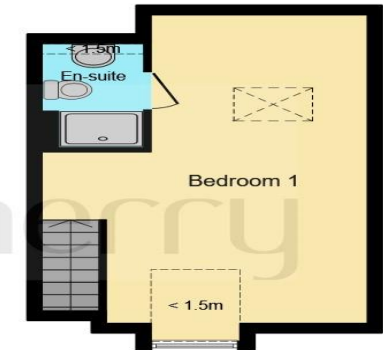
£410,000



Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online brownandmerry.co.uk/Property/NPL108382



Property Ref:
NPL108382 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

 **brown & merry**



01908 611242



newportpagnell@brownandmerry.co.uk



74A High Street, Newport Pagnell, MILTON
KEYNES, Buckinghamshire, MK16 8AQ



brownandmerry.co.uk