

FOR SALE



Milton Road, Milton
Offer in Excess of £190,000


MARTIN & CO

Milton Road, Milton

OIEO £190,000

- Recent Renovation
- No Forward Chain
- New Kitchen
- Karndean Flooring
- Three Bedrooms

Bright and modern three- bedroom first- floor flat on Milton Road, offered with no forward chain. Spacious and well- presented throughout, it's an ideal opportunity for first- time buyers or investors seeking a strong, low- maintenance addition to their portfolio.

A bright and contemporary three- bedroom first- floor flat on Milton Road, offered with no forward chain and a valuable share of the freehold. This stylish home combines modern upgrades with practical living, making it an ideal choice for first- time buyers, home- workers, families or investors seeking a reliable, low- maintenance property in a consistently popular location.

The interior has been thoughtfully refreshed to create a clean, modern feel throughout. Karndean flooring greets you as you enter the property and continues through to the newly fitted kitchen, providing a smart and durable finish in high- traffic areas. The remaining rooms benefit from brand- new carpets, adding warmth and comfort underfoot.



Elegant shutters in the lounge and second bedroom add privacy, character and a premium touch.

Comfort is assured all year round thanks to gas central heating and double glazing, creating a warm, quiet and energy- efficient environment.

The layout offers three well- proportioned bedrooms, giving excellent flexibility for those needing workspace, guest rooms or strong rental potential. Positioned on the first floor, the flat enjoys a pleasant outlook and a sense of privacy, and its well- presented condition means it's ready to move straight into.

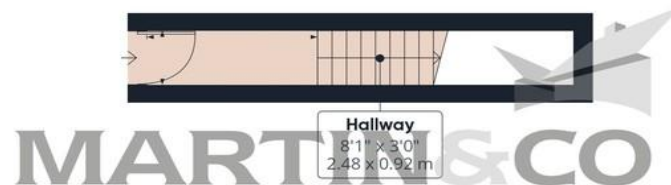
Situated in a convenient and sought- after area, the property is within easy reach of local shops, transport links and everyday amenities, making day- to- day living simple and enjoyable.

A superb opportunity for buyers seeking a stylish, low - maintenance home or investors looking to secure a dependable addition to their portfolio.

HMRC COMPLIANCE All sellers and buyers will be required to complete online identity checks provided by MoveButler. The cost of these checks is £60 inc. VAT per person which is paid in advance, directly to MoveButler. This charge verifies your identity in line with our obligations as agreed with HMRC.

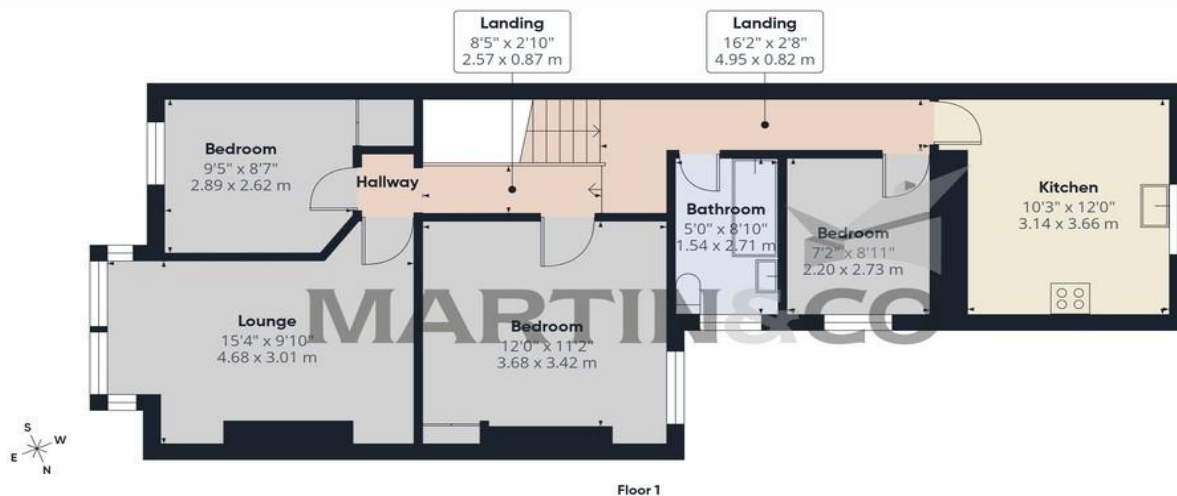


| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 75 C | 78 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Approximate total area¹⁾
768 ft²
71.3 m²

Ground Floor



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Accuracy: 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. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** 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.

