





£300,000

Providing easy access to Milton Keynes city centre this two bedroom semi detached family home is offered to the market with no upper chain with further benefits including a kitchen/diner, lounge, en-suite to main bedroom, family bathroom, front and rear gardens, garage and allocated parking.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

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

LOUNGE

Double glazed window to front aspect. Radiator, understairs storage cupboard, door to kitchen/diner.

KITCHEN/DINER

Double glazed window to rear aspect, frosted double glazed door to rear. Range of wall mounted and floor standing units with roll edge work surface over, single drainer sink with mixer tap, splash back tiling, oven and hob with extractor hood over, space for fridge/freezer, plumbing for washing machine, wall mounted boiler, radiator.

LANDING

Access to loft space, doors to bedrooms and bathroom.

BEDROOM ONE

Double glazed window to front aspect. Radiator, storage cupboard, built in wardrobe, door to en-suite.

EN-SUITE

Frosted double glazed window to front aspect. Pedestal wash hand basin, low level w.c., radiator, splash back tiling, fully tiled shower cubicle, extractor fan.

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

BATHROOM

Frosted double glazed window to rear aspect. Pedestal wash hand basin, low level w.c., panelled bath with mixer tap and shower attachment, radiator, fully tiled walls, extractor fan.

OUTSIDE

GARAGE

Single garage with metal up and over door, driveway providing off road parking.

FRONT GARDEN

Laid to lawn with pathway to front door.

REAR GARDEN

Laid to lawn and enclosed by timber fencing panels, door to garage.

GROUND FLOOR
412 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR
264 sq.ft. (24.5 sq.m.) approx.



TOTAL FLOOR AREA : 676 sq.ft. (62.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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