



Gibbwin, Milton Keynes, MK14 5DL



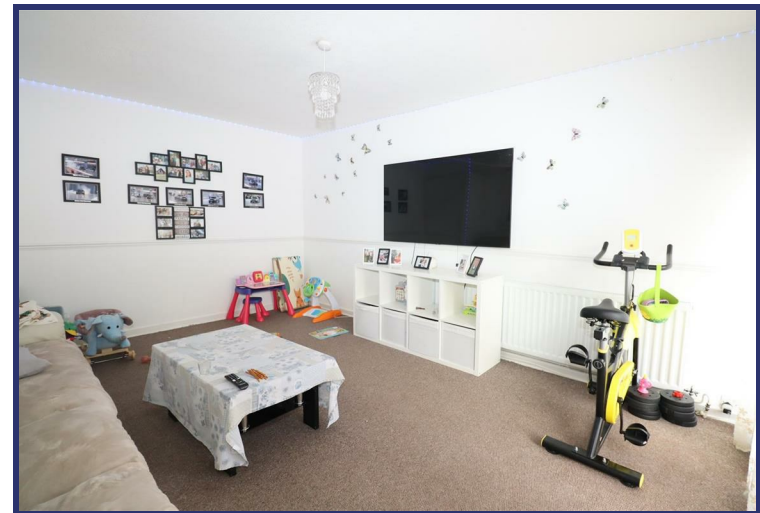
70 Gibbwin
Great Linford
Milton Keynes
MK14 5DL

Offers In Excess Of £275,000

Carters are delighted to offer for sale this three bedroom detached family home in the popular residential location of Great Linford.

The accommodation comprises, entrance, cloakroom, lounge, dining area, and kitchen to the ground floor. The first floor offer three bedrooms and the family bathroom. To the exterior, the rear garden is fully enclosed and laid to lawn. There is a single garage located in a nearby block.

- DETACHED FAMILY HOME
- GROUND FLOOR CLOAKROOM
- LOUNGE
- DINING AREA
- KITCHEN
- THREE BEDROOMS
- GAS TO RADIATOR CENTRAL HEATING
- GARAGE LOCATED IN A NEARBY BLOCK
- NO ONWARD CHAIN





Ground Floor

The property is entered via a part glazed front door into the entrance porch. Obscure glazed door to the entrance hall. Door to the dining area. Door to the cloakroom with a suite comprising low level w.c. and pedestal mounted wash hand basin. This area has stairs rising to the first floor landing, understairs storage cupboard and a double glazed door leading to the rear garden.

From the dining area access is given to the kitchen and the lounge.

The lounge has sliding double glazed patio doors to the rear garden.

The kitchen is fitted in a range of units to wall and base levels with worksurfaces over and an inset sink/drainage. Gas and electric cooker points. Plumbing for washing machine. Space for a further under-counter appliance. Wall mounted gas central heating boiler.

First Floor Landing

Velux window in the roof space. Recess storage cupboard. Doors to all rooms. Bedroom one is a good size double bedroom with a window to the rear aspect. Bedroom two is of double size and has access to the loft, a Velux window in the roof space and a window to the rear aspect. Bedroom three has a cupboard housing the hot water tank, and a bay window to the rear aspect. The bathroom has a suite comprising low level w.c., pedestal mounted wash hand basin and a panel bath. Heated towel rail. Complementary tiling. Obscure glazed Velux window in the roof space.

Exterior

The rear garden is fully enclosed and mainly laid to lawn. Timber decked area. Further gravel area. Gated side access to the front. There is a garage located in a nearby block.

Cost/ Charges/ Property Information

Tenure: Freehold.

Local Authority: Milton Keynes Council.

Council Tax Band: B.

Note for Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

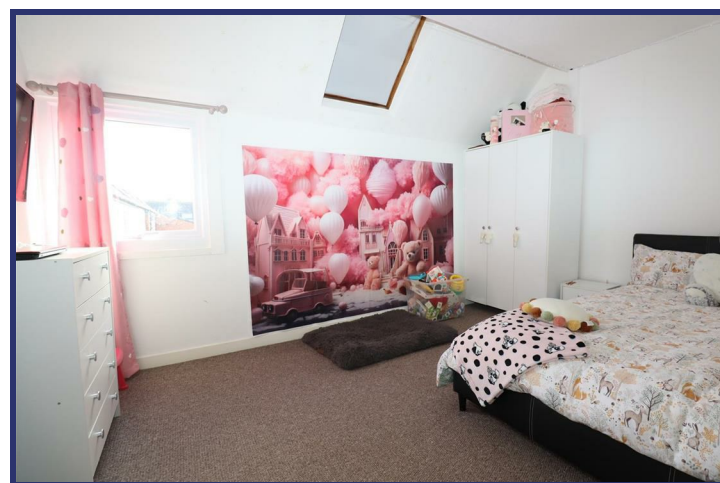
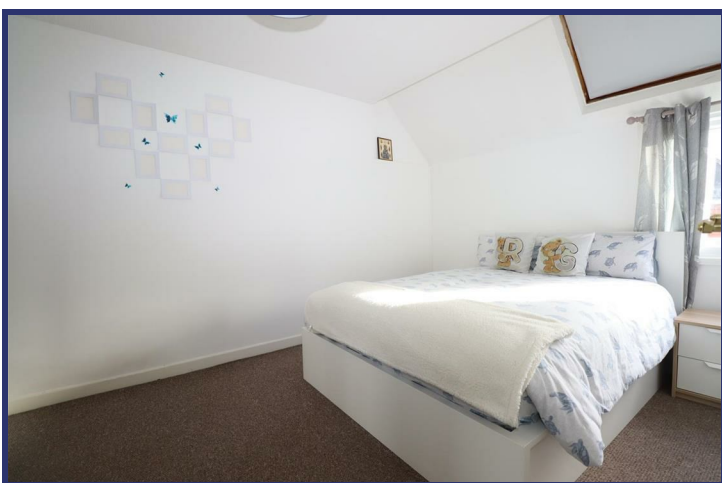
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

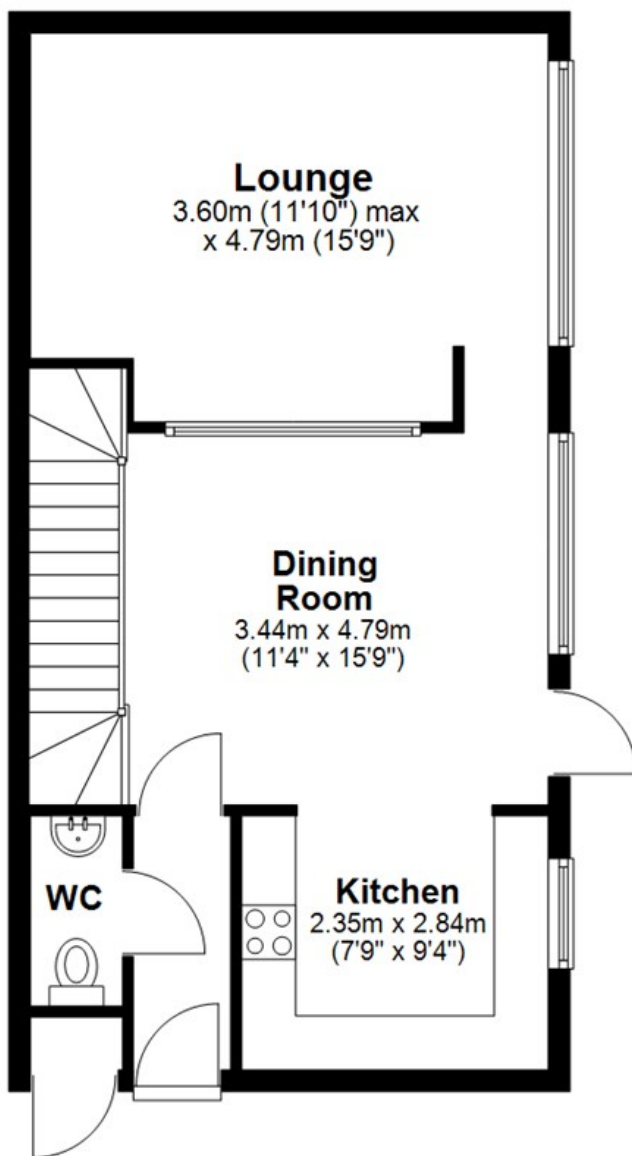
Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.

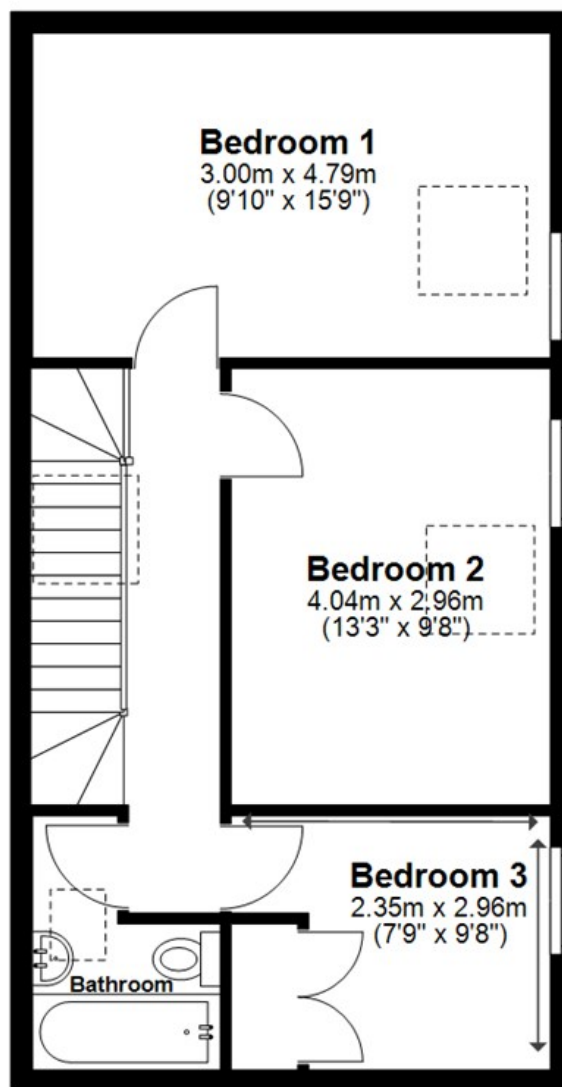




Ground Floor

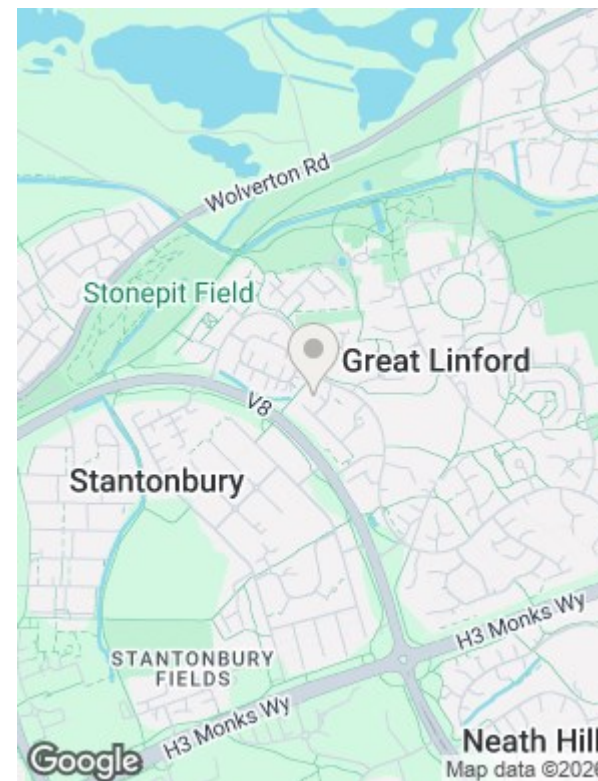


First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.



Viewing Arrangements

By appointment only via Carters.
We are open 7 days a week for your convenience

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		7
(39-54)	E	58	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

