



51 Merman Rise

Milton Keynes, MK4 4GS



William Coulson
Partnered With
Simpsons
Property Experts

"Calling All First-Time Buyers & Investors"

Nestled within a desirable residential location, just a short walk from local schools and shops, this mid-terrace property offers an ideal opportunity for first-time buyers and investors alike. The property boasts two bedrooms, neutral décor, a Juliet balcony and is offered for sale with no onward chain.

For investors, the property also presents an attractive opportunity, with an estimated rental income of approximately £1,300–£1,500 per calendar month, subject to market conditions and verification.

The property is entered via a welcoming entrance hall, providing access to the kitchen/dining room, cloakroom and stairs rising to the first floor.

The kitchen/dining room comprises a range of eye- and base-level units with work surfaces over, wall tiling, a stainless-steel sink with mixer tap and drainer, single oven, electric hob and space for a fridge/freezer and washing machine.

The cloakroom provides a two-piece suite comprising a wash hand basin and low-level WC.

Stairs rise to the first-floor landing, providing access to the living room and second bedroom.

The spacious living room benefits from neutral décor and features a Juliet balcony overlooking the front aspect.

Stairs rise to the second-floor landing, with access to the attic.

The well-proportioned main bedroom is a generous double and benefits from two double wardrobes, providing excellent storage.

The bathroom comprises a white three-piece suite including a low-level WC, wash hand basin and panel-enclosed bath with handheld shower.

Externally, the property benefits from a single garage with an up-and-over door.

Offers over £250,000



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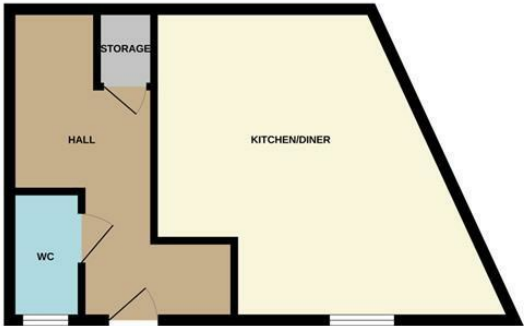
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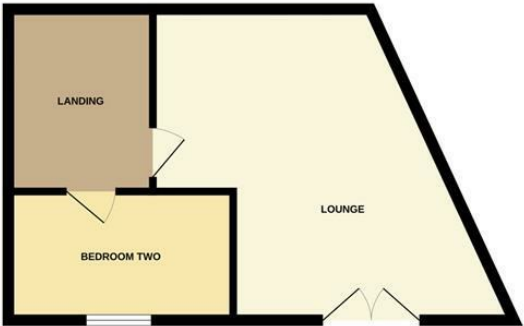
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GROUND FLOOR



1ST FLOOR



2ND FLOOR



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





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