





Situated in the popular area of Fairfield, this two double bedroom detached coach house is offered to the market with many benefits including an open plan Living/Kitchen area, en-suite to main bedroom, family bathroom and two carports.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Stairs to first floor.

LOUNGE/DINER/KITCHEN

Double glazed windows to front and rear aspects, Juliet balcony. Fitted with a range of floor and wall mounted units with work surface over, oven and hob with extractor hood over, cupboard housing wall mounted boiler, plumbing for dishwasher, built in fridge/freezer, splash back tiling, radiator.

LANDING

Double glazed window to rear aspect. Radiator, doors to bathroom, kitchen/diner/lounge, door to bedrooms.

BEDROOM ONE

Double glazed window to front aspect, double glazed door to Juliet balcony. Radiator, built in wardrobe, door to en-suite.

EN-SUITE

Frosted double glazed window to rear aspect. Radiator, pedestal wash hand basin, low level w.c., fully tiled shower cubicle, extractor fan.

BEDROOM TWO

Double glazed window to front aspect, double glazed door to Juliet balcony. Built in wardrobe, storage cupboard, radiator.

BATHROOM

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

CARPORT

Two Spaces

FRONT GARDEN

Pathway to front door.



GROUND FLOOR
40 sq.ft. (3.70 sq.m.) approx.

1ST FLOOR
628 sq.ft. (57.94 sq.m.) approx.



TOTAL FLOOR AREA: 672 sq.ft. (62.5 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	103 A	104 A
81-91	B		
69-80	C		
55-68	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

209A Witan Gate Sovereign Court Milton Keynes Buckinghamshire MK9 2HP
01908 393 553 | miltonkeynes@maea.co.uk