





£200,000

Offered to the market with no upper chain this three bedroom semi detached coach house has many benefits including dining/living room, kitchen, family bathroom with separate WC, front garden and allocated parking.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Double glazed window to front aspect. Door to storage cupboard, stairs rising to first floor.

LANDING

Doors to storage cupboard, bedrooms one, two and three, separate w.c. and bathroom.

BEDROOM ONE

Double glazed window to front aspect. Storage cupboard, radiator.

BEDROOM TWO

Double glazed window to rear aspect. Storage cupboard, radiator.

BEDROOM THREE

Double glazed window to front aspect. Radiator.

SEPARATE W.C.

Frosted double glazed window to rear aspect. Low level w.c., vanity wash hand basin, splash back tiling.

BATHROOM

Frosted double glazed window to rear aspect. Part tiled walls, vanity wash hand basin, panelled bath with mixer tap and shower attachment over.

LANDING

Double glazed window to front aspect. Door to lounge/dining room.

LOUNGE/DINING ROOM

Double glazed windows to front and rear aspects. Radiator, door to kitchen.

KITCHEN

Double glazed window to rear aspect. Fitted with a range of floor and wall mounted units with roll edge work surface over, splash back tiling, storage cupboard, single drainer sink with mixer tap over, space for fridge/freezer, cooker, plumbing for washing machine.

OUTSIDE

FRONT GARDEN

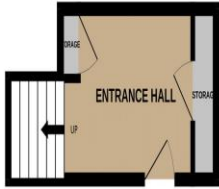
Pathway to front door.

PARKING

Allocated parking for one car.

GROUND FLOOR
112 sq.ft. (10.4 sq.m.) approx.

1ST FLOOR
832 sq.ft. (77.3 sq.m.) approx.



TOTAL FLOOR AREA: 944 sq.ft. (87.7 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		
69-80	C		75 C
55-68	D	64 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

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