





£255,000

Tucked away within a quiet cul-de-sac location this two-bedroom semi-detached home is offered to the market chain free with many benefits including, a living/diner, kitchen, family bathroom, rear garden, garage and driveway parking.

Property Description

ENTRANCE PORCH

UPVC door to hall

ENTRANCE HALL

Door to lounge.

LOUNGE

Double glazed window to front aspect. Storage heater, doors to kitchen, stairs to first floor.

KITCHEN

Double glazed window to rear aspect. Double glazed door to garden, wall and base units, rolled top worktops, stainless steel sink with mixer tap, space for washing machine, cooker and extractor fan, space for fridge freezer, storage heater, tiled splashback.

LANDING

Doors to bedrooms one and two, door to bathroom, storage heater.

BEDROOM TWO

Double glazed window to rear aspect. Storage heater, built in wardrobes.

BEDROOM ONE

Double glazed window to front aspect. Storage heater, built in wardrobes, storage cupboard housing water tank.

BATHROOM

Low level w.c, pedestal basin, bath and shower attachment, storage heater, part tiled walls.

OUTSIDE

GARAGE/PARKING

Up and over door. Power and lights, parking in front courtyard, door to garden.

FRONT GARDEN

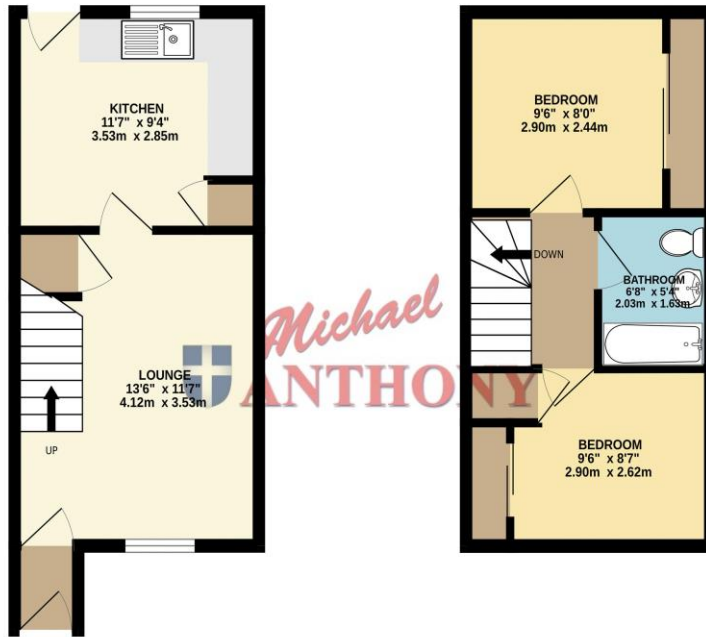
Mainly laid to gravel providing additional parking.

REAR GARDEN

Patio area, mainly laid to lawn, enclosed by wooden fence panelling, gated access.

GROUND FLOOR
276 sq.ft. (25.6 sq.m.) approx.

1ST FLOOR
265 sq.ft. (24.6 sq.m.) approx.



TOTAL FLOOR AREA: 540 sq.ft. (50.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 operation or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A	60 D	81 B
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