





£300,000

Situated within the highly popular area of Coffee Hall this beautifully presented three bedroom bungalow is offered to the market with many benefits including a refitted kitchen/diner, lounge, family bathroom, front and rear gardens and driveway parking for numerous vehicles.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Storage cupboard housing wall mounted boiler, further storage cupboard, flow through to kitchen/diner, door to lounge.

LOUNGE

Double glazed door and window to front aspect. Radiator.

KITCHEN/DINER

Double glazed door and window to front aspect. Range of wall mounted and floor standing units with square edge work surface over, single drainer sink with mixer tap, built in oven and hob, built in fridge/freezer and dishwasher, plumbing for washing machine, radiator, door to inner lobby.

INNER LOBBY

Doors to two storage cupboards, doors to bedrooms and bathroom.

BEDROOM ONE

Double glazed window to rear aspect. Radiator.

BEDROOM TWO

Double glazed door and window to rear aspect. Built in wardrobes, radiator.

BEDROOM THREE

Double glazed door and window to rear aspect. Radiator.

SHOWER ROOM

Fully tiled shower cubicle, low level w.c. vanity wash hand basin, fully tiled walls, extractor fan.

OUTSIDE

PARKING

Driveway providing off road parking for several cars.

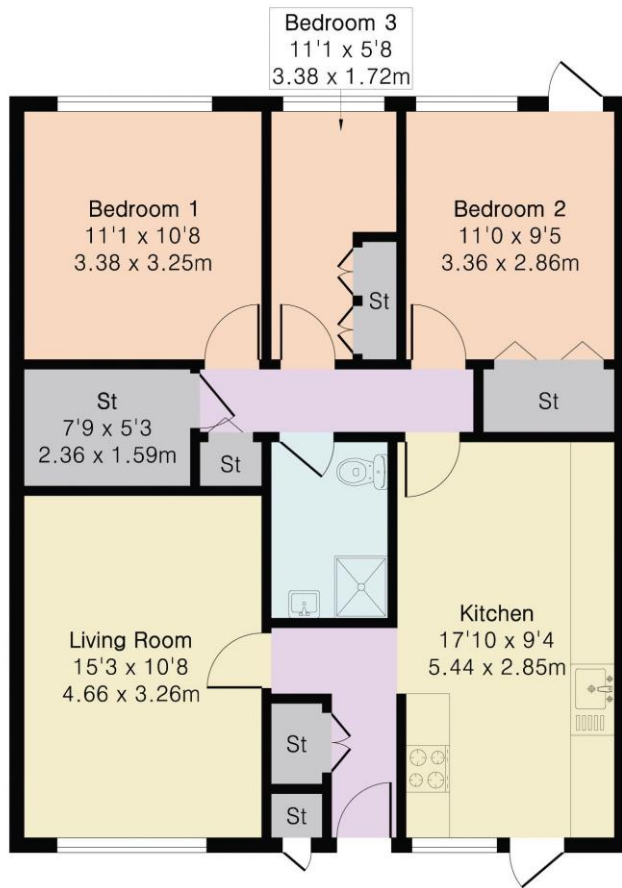
FRONT GARDEN

Laid to lawn, flower and shrub beds, outside light, outside tap, shed to remain, patio area, front gated access.

REAR GARDEN

Laid to lawn, enclosed by timber fencing panels, outside tap.

Approximate Gross Internal Area 862 sq ft - 80 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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