

for sale

£275,000 Leasehold



Coles Avenue Leadenhall Milton Keynes MK6 5LE

*** TWO BEDROOM END TERRACED HOUSE*** A great opportunity for a first time purchase a short distance away from Milton Keynes city centre and the mainline railway station. This property is offered for sale with no onward chain.



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Property Details

The Area

Leadenhall is conveniently located close to Central Milton Keynes and all of its amenities. Centre:MK, the Xscape building and the theatre district are all within easy reach and offer a range of retail, recreational and entertainment facilities.

The mainline train station is also within easy reach and this offers regular and direct links into London Euston, with journey times of approximately 35 minutes. Main trunk roads such as the A5, A421, A422 and A509 are all within a short drive, whilst Junctions 13 & 14 of the M1 also connect to Milton Keynes. There are well served local bus routes and plenty of redways providing cycle and walking routes across the town.

Entrance Hall

Door and double glazed window to the front. There are stairs which lead to the first floor.

Cloakroom

Double glazed window to the front, w/c, wash hand basin vanity unit, part tiled, wall mounted radiator.

Lounge 16' 4" x 13' 1" (4.98m x 3.99m)

Double glazed door to the rear, and a double glazed door and double glazed window also to the rear, understairs cupboard, tv and telephone point, two wall mounted radiators.

Kitchen 11' 1" x 8' 5" (3.38m x 2.57m)

Double glazed window to the front, eye base units, worksurfaces, stainless steel sink drainer, part tiled, extractor fan, wall mounted radiator. there is space for a gas cooker, fridge, freezer and washing machine.

Landing

Double glazed window to the front, loft access and an airing cupboard.

Bedroom One 16' 4" x 10' 4" (4.98m x 3.15m)

Double glazed window to the rear and a wall mounted radiator.

Bedroom Two 13' 7" x 11' 8" (4.14m x 3.56m)

Double glazed window to the front and a wall mounted radiator.

Bathroom

Double glazed window to the front, bath, taps, shower over, w/c, wash hand basin. part tiled and a wall mounted radiator.

Front Garden

Blue chip decorative slate chippings, path leading to the front door.

Rear Garden

South facing garden enclosed by a timber fence, mainly laid to lawn with a patio area, shrub borders surrounding the garden and a shed.

Parking

Parking for one vehicle.





To view this property please contact Connells on

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MILTON KEYNES MK9 2AD

Property Ref: MKN320860 - 0008

Tenure:Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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