



Beulah Grove, Milton Keynes, MK8 1EJ



25 Beulah Grove
Whitehouse
Milton Keynes
MK8 1EJ

£335,000

A beautifully presented and spacious 2 bedroom house, with gardens and driveway, built in 2020.

The property has immaculately presented accommodation set over two floors comprising an entrance hall, cloakroom, living room and a kitchen/dining room. On the first floor there are 2 double bedrooms and bathroom with shower over the bath.

Located on this popular development, a beautifully presented house not to be missed - early viewing is recommended.

- Beautifully Presented House
- 2 Double Bedrooms
- Modern Fitted Kitchen/ Dining Room with Appliances
- Cloakroom
- Bathroom with Shower Over Bath
- Front & Rear Gardens
- Driveway for 2 Cars
- CHAIN FREE SALE





Ground Floor

The entrance has stairs to the first floor and doors to all rooms.

A cloakroom has a suite comprising WC and wash basin. Window to the front.

The lounge is located to the rear with French doors and window overlooking the rear garden. Under-stairs cupboard.

The kitchen/dining room has range of units to floor and wall levels with worktops and a 1 1/2 bowl sink unit. Integrated gas hob, extractor hood, and electric oven. Freestanding washing machine and fridge/ freezer are available. Space for dining table and window to the front.

First Floor

The landing has access to the loft and a storage cupboard.

Bedroom 1 is a large double bedroom located to the rear.

Bedroom 2 is a double bedroom located to the front.

The bathroom has a white suite comprising WC, wash basin and a bath with shower over. Window to the front.

Outside

The property has a small front garden and a neat rear garden with patio and lawns which is enclosed by fencing with rear gate access which leads to the parking space.

2 Parking spaces are in tandem - located to the far right of the neighbouring property. A footpath leads to the rear garden.

Heating

The property has gas to radiator central heating.

Cost/ Charges/ Property Information

Tenure: Freehold

Annual Service Charge: (to be confirmed).

Local Authority: Milton Keynes Council

Council Tax Band: C

Note for Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

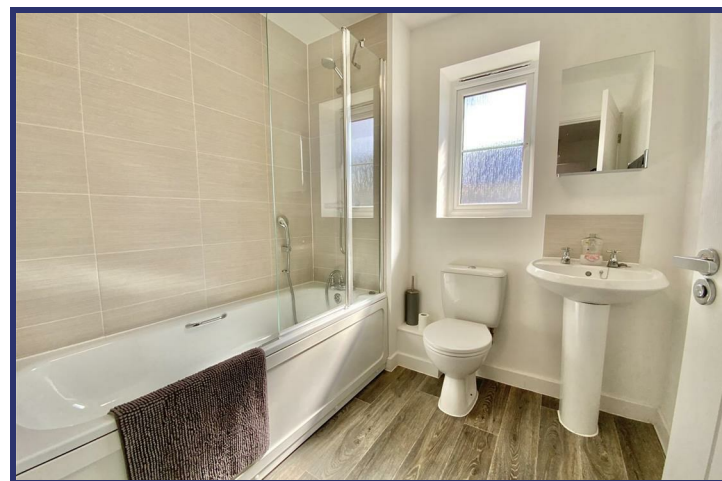
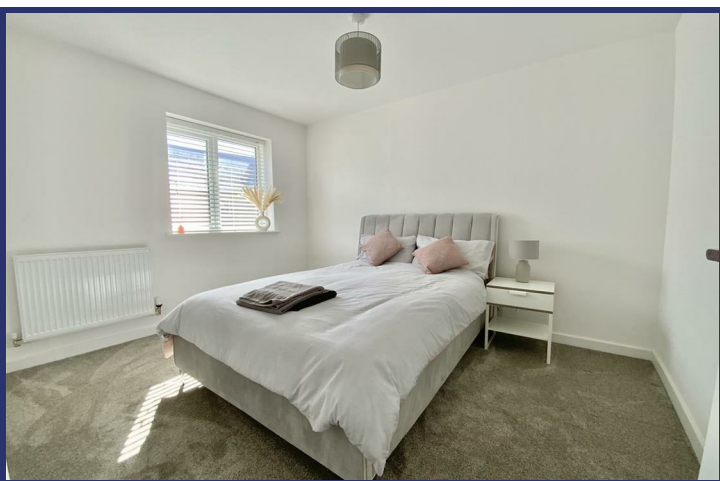
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

Disclaimer

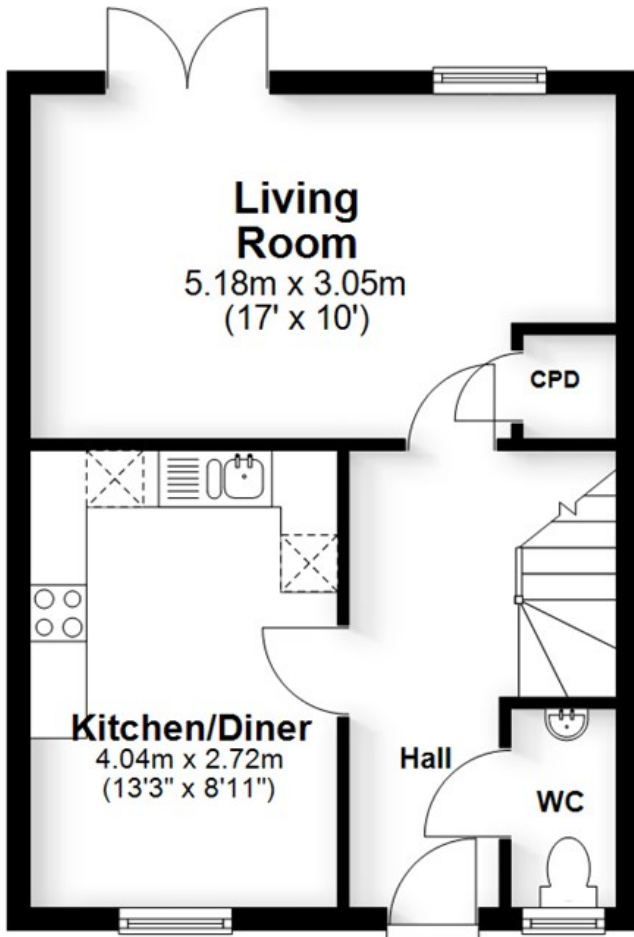
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.





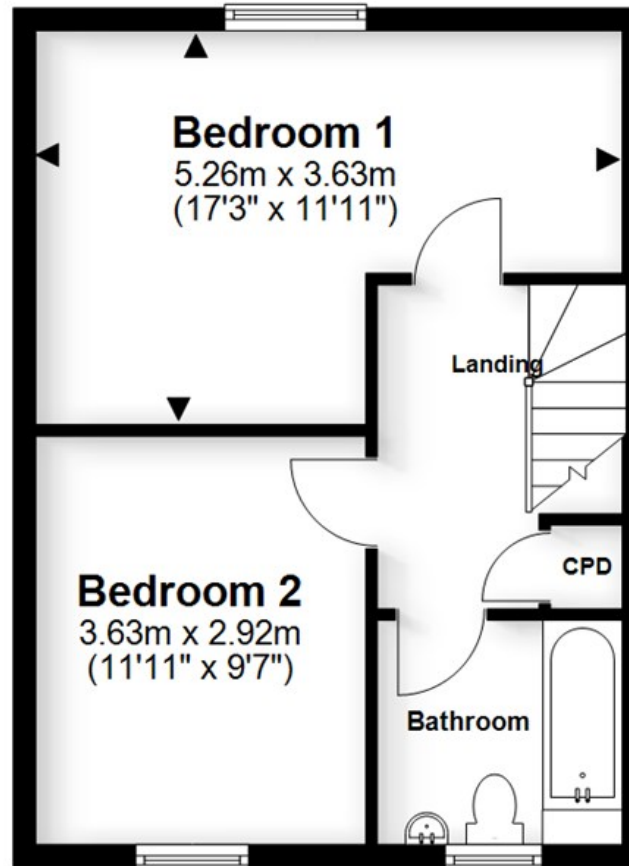
Ground Floor

Approx. 37.2 sq. metres (400.7 sq. feet)



First Floor

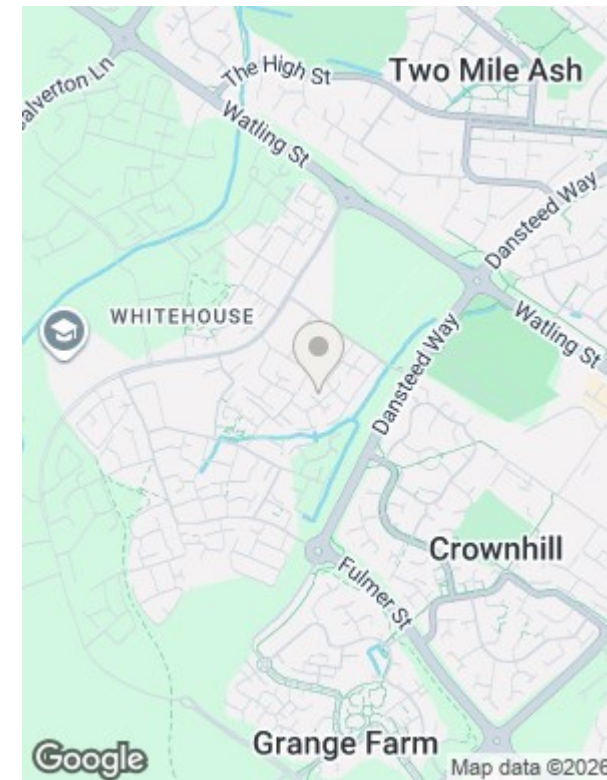
Approx. 39.0 sq. metres (420.1 sq. feet)



Total area: approx. 76.3 sq. metres (820.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.



Viewing Arrangements

By appointment only via Carters.

We are open 7 days a week for your convenience

01908 561010

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carters.co.uk

59 High Street, Stony Stratford, MK11 1AY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		96
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

