





£295,000

Located within the ever sought after location of Oakridge Park this two bedroom terraced home is offered to the market with many benefits including a lounge/kitchen/diner, en-suite to main bedroom, family bathroom and additional downstairs cloakroom, rear garden and allocated parking.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Radiator, stairs to first floor, doors to lounge/kitchen/diner.

LOUNGE/DINER/KITCHEN

Double glazed windows to front and rear aspects. Understairs storage cupboard, radiator. Range of wall mounted and floor standing units with roll edge work surface over, one and a half single drainer sink with mixer tap, built in fridge/freezer, built in dishwasher and washing machine, door to cloakroom and door to rear aspect.

CLOAKROOM

Frosted double glazed window to rear aspect. Low level w.c., wash hand basin, radiator.

LANDING

Doors to bedrooms one and two and bathroom.

BEDROOM ONE

Double glazed window to rear aspect. Radiator.

EN-SUITE

Low level w.c., wash hand basin, fully tiled shower cubicle, fully tiled walls, extractor fan.

BEDROOM TWO

Double glazed window to front aspect. Radiator.

BATHROOM

Low level w.c., pedestal wash hand basin, part tiled walls, panelled bath with mixer tap and shower attachment, radiator, extractor.

SECOND LANDING

Double glazed window to rear aspect. Radiator, double glazed door to balcony.

OUTSIDE

PARKING

Allocated parking for two cars.

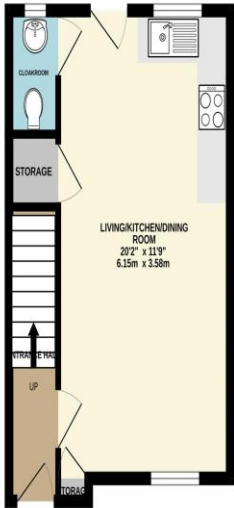
FRONT GARDEN

Pathway to front door.

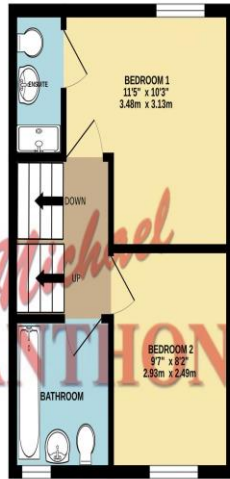
REAR GARDEN

Rear gated access, shed to remain.

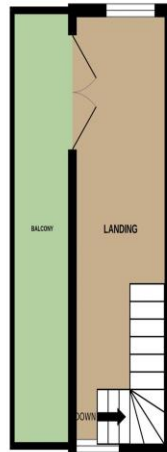
GROUND FLOOR
310 sq.ft. (28.8 sq.m.) approx.



1ST FLOOR
296 sq.ft. (27.5 sq.m.) approx.



2ND FLOOR
124 sq.ft. (11.5 sq.m.) approx.



TOTAL FLOOR AREA: 731 sq.ft. (67.9 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		90 B
69-80	C	78 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

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