





£300,000

Offering easy access to central Milton Keynes as well as local amenities this three bedroom semi-detached chalet bungalow is offered to the market with many benefits including two reception rooms, kitchen/breakfast room, family bathroom and additional shower room, workshop and allocated parking.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Storage cupboard, airing cupboard housing wall mounted gas fired boiler, understairs storage cupboard, radiator, stairs to first floor, opening to kitchen/breakfast room, doors to bathroom and dining room.

BATHROOM

Frosted double glazed window to front aspect. Low level w.c, part tiled walls, pedestal wash hand basin, panelled bath with shower attachment over, heated towel rail.

LOUNGE

Frosted double glazed double doors to rear aspect. Radiator, opening to dining room.

DINING ROOM

Double glazed window to front aspect. Radiator.

KITCHEN/BREAKFAST ROOM

Double glazed window to rear aspect, frosted double glazed window to side. Range of wall mounted and floor standing units with work surface over, built in oven and gas hob with extractor fan over, one and a half bowl stainless steel sink with mixer tap, space for dishwasher, space for fridge/freezer, radiator, frosted double glazed door to garden.

LANDING

Access to loft space, doors to bedrooms and shower room.

BEDROOM ONE

Double glazed window to front aspect. Radiator.

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

BEDROOM THREE

Double glazed window to rear aspect.

SHOWER ROOM

Two frosted double glazed windows to front. Low level w.c., shower cubicle, heated towel rail, fully tiled walls.

OUTSIDE

WORKSHOP

Double glazed sliding door to front, power and light, plumbing for washing machine.

PARKING

Allocated parking for one car.

FRONT GARDEN

Shingled pathway leading to front door, flower and shrub beds, storage cupboard, outside light.

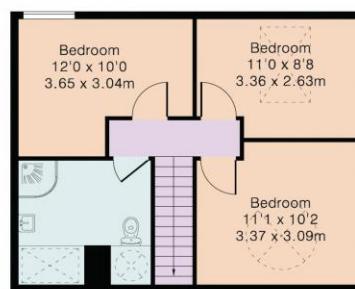
REAR GARDEN

Mainly wooden decking surround by panel fencing, gated side access, outside light, flower and shrub beds, storage cupboard, cold water tap.

Approximate Gross Internal Area 1438 sq ft - 134 sq m

Ground Floor Area 986 sq ft - 92 sq m

First Floor Area 452 sq ft - 42 sq m



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	86	
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
	WWW.EPC4U.COM	



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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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