





£300,000

Nestled within a secluded location in Bradwell this two bedroom semi detached home is offered to the market with many benefits including, lounge, dining room, kitchen, dressing room to main bedroom, family bathroom and rear garden.



Property Description

LOUNGE

Double glazed window to front aspect. Feature fireplace, television point, stairs to first floor, door to dining room.

DINING ROOM

Double glazed window to rear aspect. Feature fireplace, understairs storage cupboard, door to kitchen.

KITCHEN

Double glazed window to side aspect. Range of base and eye level units with work surface over, one and a half bowl single drainer sink with mixer tap, oven and hob with extractor hood over, space for fridge/freezer, plumbing for washing machine, part tiled walls, door to bathroom, door to rear aspect.

BATHROOM

Frosted double glazed window to side aspect. Low level wc. with push button flush, tiled walls, pedestal wash hand basin, panelled bath with mixer tap shower attachment, heated towel rail, airing cupboard housing wall mounted boiler.

LANDING

Doors to both bedrooms.

BEDROOM ONE

Double glazed window to rear aspect. Feature fireplace, storage cupboard, door to dressing area/study.

DRESSING AREA/STUDY

Double glazed window to side aspect.

BEDROOM TWO

Double glazed window to front aspect. Feature fireplace.

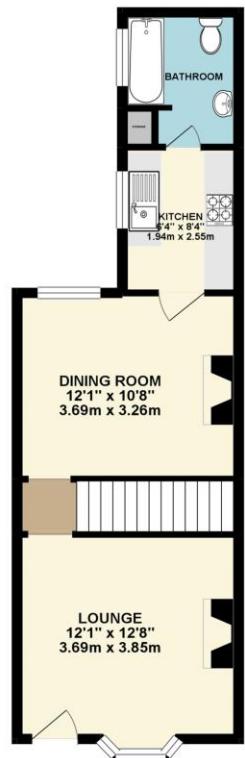
FRONT GARDEN

Pathway to front door, side gated access.

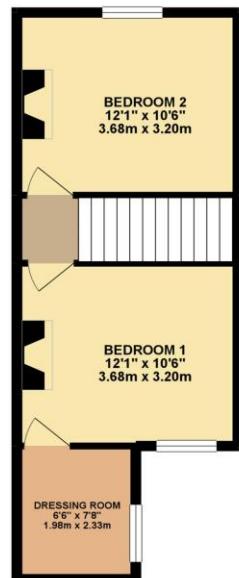
REAR GARDEN

Enclosed by timber fencing panels, shed to remain, outside tap, outside light, side gated access.

**GROUND FLOOR 415.59 sq. ft.
(38.61 sq. m.)**



**1ST FLOOR 350.30 sq. ft.
(32.54 sq. m.)**



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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