

**£260,000**

Situated in the popular estate of Giffard Park within walking distance to the Grand Union canal, this over 55's two bedroom terraced bungalow is offered to the market chain free with many benefits including, lounge, kitchen/diner, shower room and communal garden.

# Property Description

## ENTRANCE

Door to:

## ENTRANCE HALL

Radiator, storage cupboard, doors to all rooms.

## LOUNGE

Double glazed windows to side and rear aspects. Radiator, electric feature fireplace.

## KITCHEN

Double glazed windows to rear and side aspects, double glazed frosted door to rear. Fitted with a range of wall mounted and floor standing units with rolled edge work surface over, one and a half bowl stainless steel sink unit with mixer tap and drainer, space for slimline dishwasher, plumbing for washing machine, built in oven with induction hob with extractor fan over, integrated fridge freezer, radiator, wall mounted gas combi boiler.

## BEDROOM ONE

Double glazed window to side aspect, double glazed door to rear. Two built-in wardrobes, radiator.

## BEDROOM TWO

Double glazed window to front aspect. Radiator, built-in wardrobe.

## WET ROOM

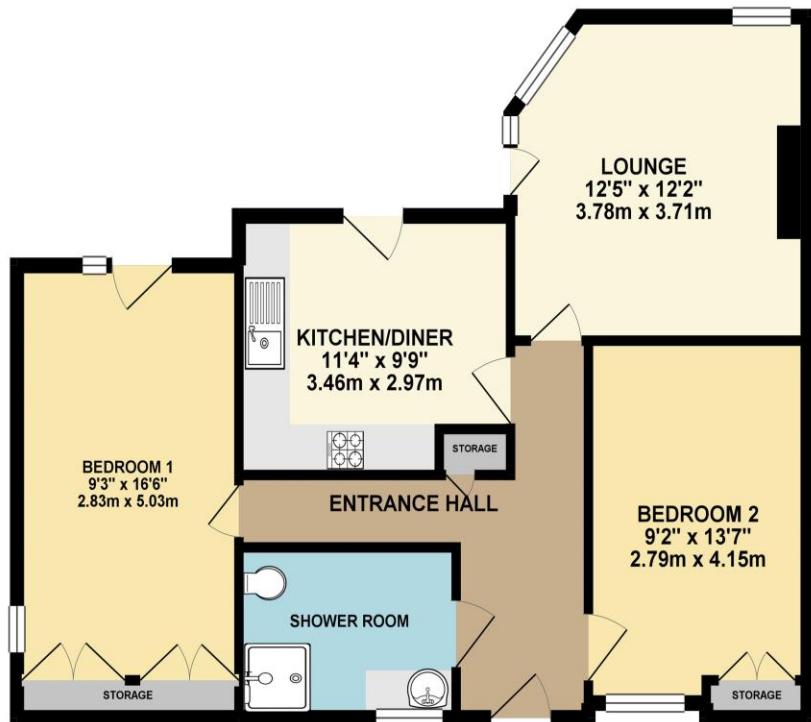
Double glazed frosted window to front aspect. Low level WC, heated towel rail, shower unit, part tiled walls, wash hand basin in vanity unit.

## OUTSIDE

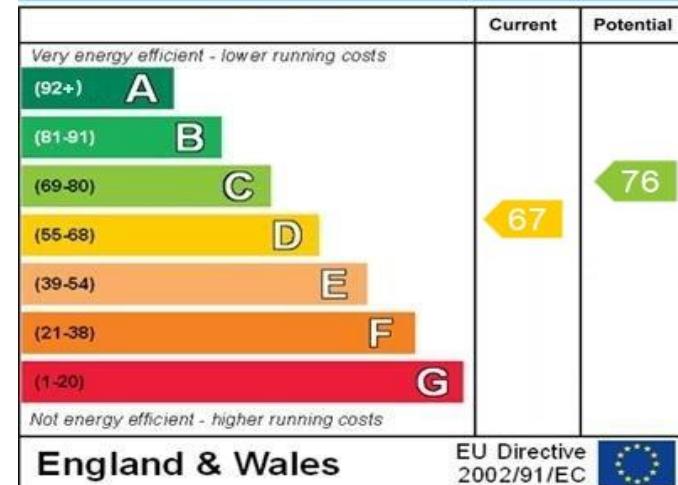
## REAR GARDEN

Mainly hardstanding with flower and shrub borders, cold water tap, outside light.

GROUND FLOOR 689.98 sq. ft.  
( 64.10 sq. m. )



### Energy Efficiency Rating



TOTAL FLOOR AREA: 689.98 sq. ft. ( 64.10 sq. m. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, rooms, windows, doors, etc. are approximate and no guarantee can be given as to their accuracy or completeness. 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.

Maplewood House 60002

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.

209A Witan Gate Sovereign Court Milton Keynes Buckinghamshire MK9 2HP  
01908 393 553 | [miltonkeynes@maea.co.uk](mailto:miltonkeynes@maea.co.uk)