





**Offers in Excess of  
£175,000**

Offered to the market with no upper chain, this one bedroom bungalow resides in the sought-after area of Newport Pagnell with many benefits including, kitchen, lounge, family bathroom and an open communal garden.

# Property Description

## **ENTRANCE**

Front door to:

## **KITCHEN**

Double glazed window to rear aspect, double glazed frosted window to front aspect. Fitted with a range of base and eye level units with rolled edge work surface over, one and a half bowl sink, gas hob, fitted electric oven, washing machine, and fridge freezer; extractor hood, gas boiler, radiator, door to living room and rear lobby, access to loft space.

## **LOUNGE**

Double glazed windows to front and rear aspects. Door to bedroom and kitchen, radiator.

## **REAR LOBBY**

Airing cupboard, doors to bathroom, kitchen and garden.

## **BEDROOM**

Double glazed window to front aspect. Radiator.

## **BATHROOM**

Double glazed frosted window to rear aspect. Low level WC, pedestal wash hand basin with mixer tap, bath with electric shower over and shower screen, part tiled, radiator.

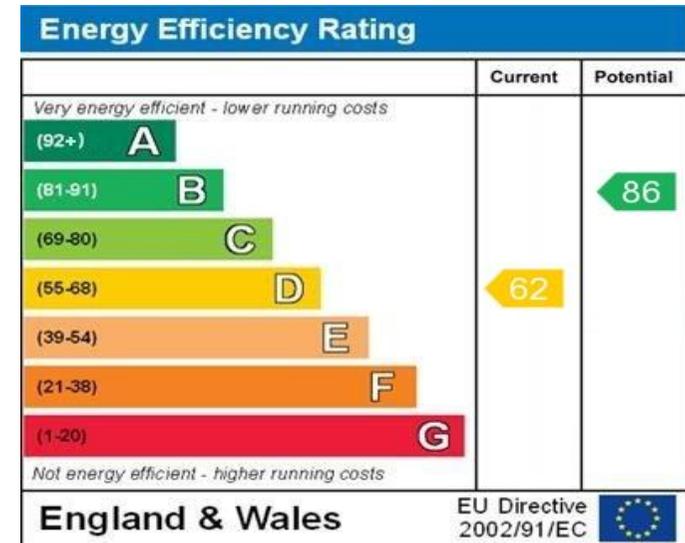
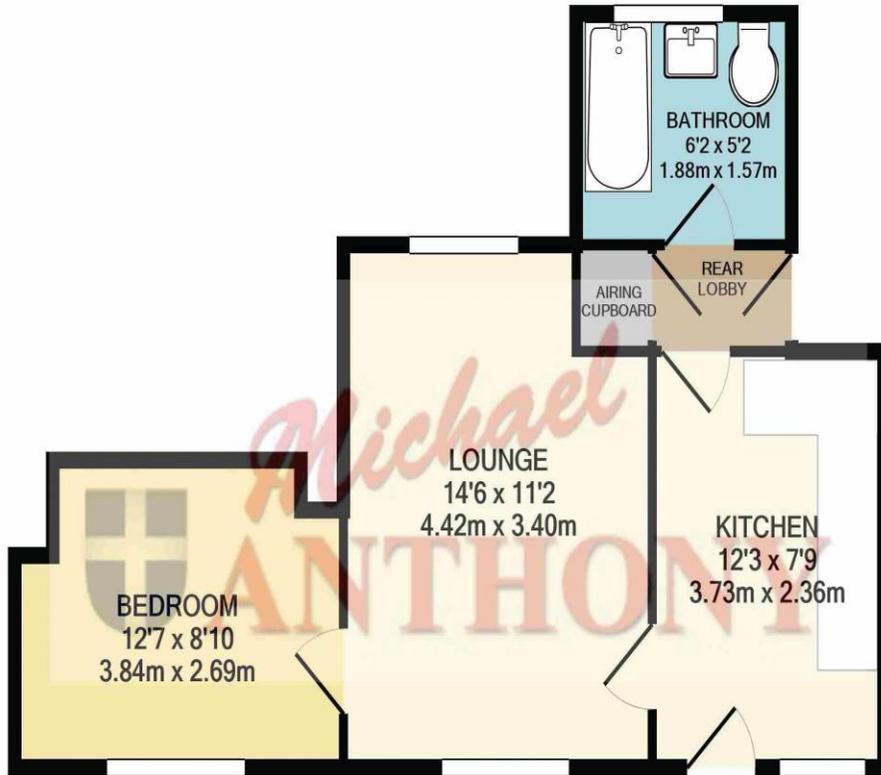
## **OUTSIDE**

## **REAR GARDEN**

Laid to lawn, shed, path.

## **COMMUNAL GARDENS**

Use of own area in communal garden.



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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. 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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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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