

£260,000

This two bedroom semi detached home situated in the ever desirable location of Shenley Church End. On entry to the property you have an entrance porch, which leads straight into lounge, which then follows on through to the kitchen. Upstairs you have two bedrooms and a family bathroom. The property also boasts an outside office with power and lighting which is situated in a private rear garden. The property offers gas central heating and double glazing, as well as off road parking.

Property Description

ENTRANCE

Wooden door to:

ENTRANCE HALL

Double glazed window to rear aspect, door to:

LOUNGE

UPVC double glazed windows to side and rear aspects, wood effect laminate flooring, radiator, television point, stairs rising to first floor, door to:

KITCHEN

UPVC double glazed window to rear aspect, a range of storage cupboards at base and eye level, rolled edge work surface areas over, one and a half bowl and drainer with mixer tap over, splash back tiling, space and plumbing for a washing machine and dishwasher, built in oven and hob with extractor hood over, radiator, wood effect flooring, space for a fridge freezer, wall mounted boiler.

LANDING

Access to loft space, radiator, doors to:

BEDROOM ONE

UPVC double glazed window to rear aspect, wooden skylight double glazed window to side aspect, radiator, built in cupboard with hanging rail and shelving.

BEDROOM TWO

UPVC double glazed skylight window to side aspect, television point, radiator, built in cupboard with hanging rail and shelving.

BATHROOM

Comprising a panelled bath with mixer tap and shower attachment over, low level w.c., wall mounted wash hand basin, complementary tiling, heated towel rail.

OUTSIDE

PARKING

Laid to hardstanding providing off road parking for two cars.

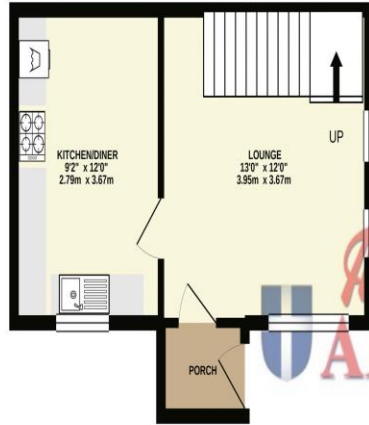
REAR GARDEN

Enclosed by timber fence panelling, outside light, laid to lawn, gated rear access, decking area, paved patio area, access to office.

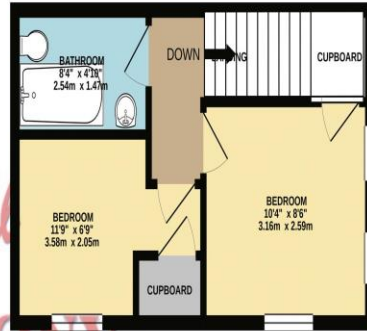
OFFICE

Double glazed window and door, with power and lighting.

GROUND FLOOR
285 sq.ft. (26.5 sq.m.) approx.

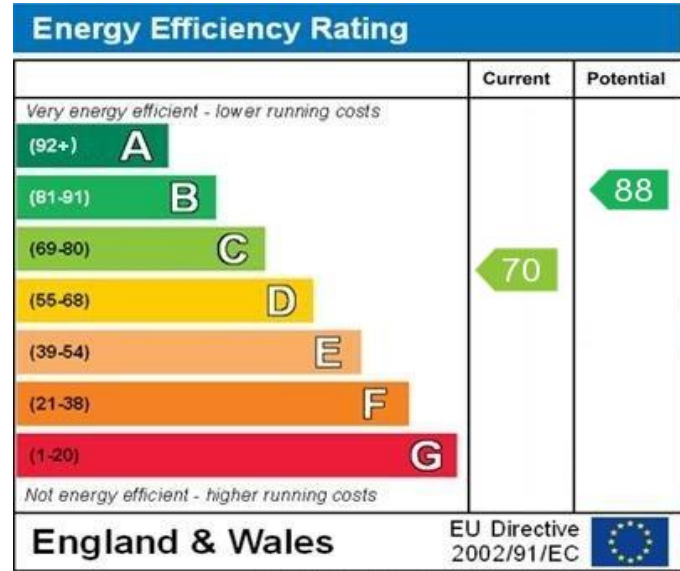


1ST FLOOR
266 sq.ft. (24.7 sq.m.) approx.



TOTAL FLOOR AREA: 551 sq.ft. (51.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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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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