





£340,000

Michael Anthony are delighted to bring to the market this stunning two bedroom linked detached property. The property offers kitchen/diner, lounge, downstairs cloakroom, with access to the garden from the kitchen and lounge. Upstairs you have two double bedrooms with an en-suite to main bedroom and a family bathroom. The property also offers allocated parking and rear gated access to the garden

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Stairs rising to first floor, radiator, doors to:

CLOAKROOM

Frosted double glazed window to front aspect, low level w.c., wall mounted wash hand basin, splash back tiling.

LOUNGE

Double glazed window to front aspect, radiator, television point, double glazed french doors to rear aspect.

KITCHEN

Double glazed window and double glazed french doors to rear aspect, a range of storage cupboards at base and eye level, rolled edge work surface areas, one and a half bowl and drainer with mixer tap over, splash back tiling, integrated fridge freezer, oven and hob with extractor hood over, radiator, door to storage cupboard.

LANDING

Radiator, doors to bedrooms and bathroom.

BEDROOM ONE

Double glazed french doors to front aspect leading to balcony, built in wardrobe, radiator, television point.

EN-SUITE

Frosted double glazed window to rear aspect, comprising a fully tiled shower cubicle, low level w.c., wall mounted wash hand basin, heated towel rail.

BEDROOM TWO

Two double glazed windows to front aspect, access to loft void, radiator, television point.

BATHROOM

Frosted double glazed window to rear aspect, comprising a panelled bath with mixer tap and shower attachment over, wall mounted wash hand basin, low level w.c., splash back tiling.

OUTSIDE

PARKING

Block paved allocated parking space.

FRONT GARDEN

Pathway leading to front door.

REAR GARDEN

Enclosed by timber fence panelling, gated rear access, outside tap and light.



TOTAL FLOOR AREA: 798 sq.ft. (74.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		96
(81-91) B	85	
(69-80) C		
(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	

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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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