





£335,000

Situated in a quiet cul-de-sac location in the sought after area of Woolstone falling within Oakgrove School catchment this two bedroom link semi detached home offered to the market with many benefits including lounge/diner, kitchen, family shower room, front and rear gardens, garage and driveway parking.

Property Description

ENTRANCE

Door to:

ENTRANCE PORCH

Double glazed window to side aspect. Storage cupboard, door to entrance hall.

ENTRANCE HALL

Radiator, stairs to first floor, doors to kitchen and lounge/diner.

LOUNGE/DINER

Double glazed window and door to rear aspect. Understairs storage cupboard, radiator.

KITCHEN

Double glazed window to front aspect. Range of wall mounted and floor standing units with work surface over, oven and gas hob, one and a half bowl sink, plumbing for washing machine, part tiled walls, radiator, space for fridge/freezer.

LANDING

Double glazed window to side aspect. Airing cupboard housing combination boiler, radiator, doors to bedrooms and bathroom.

BEDROOM ONE

Double glazed window to rear aspect. Storage cupboard, radiator.

BEDROOM TWO

Double glazed window to front aspect. Radiator, storage cupboard.

SHOWER ROOM

Frosted double glazed window to front aspect. Low level w.c., pedestal wash hand basin, electric shower, part tiled walls.

GARAGE & PARKING

Power and light, driveway providing off road parking.

FRONT GARDEN

Laid to lawn with pathway to front door, outside light, outside tap.

REAR GARDEN

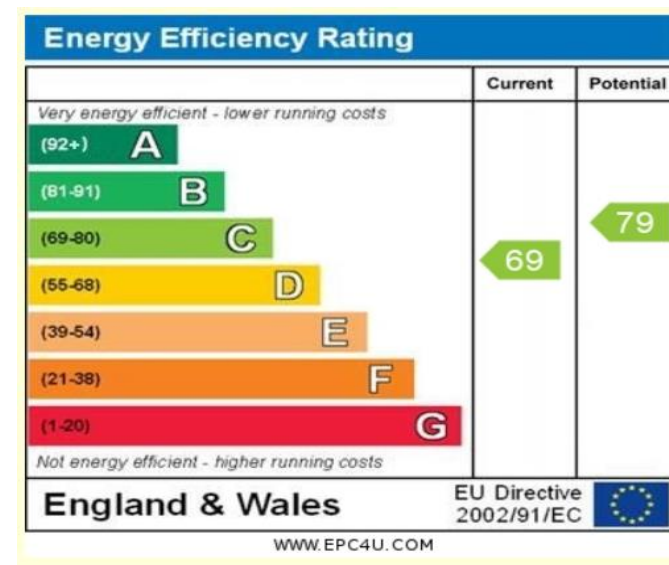
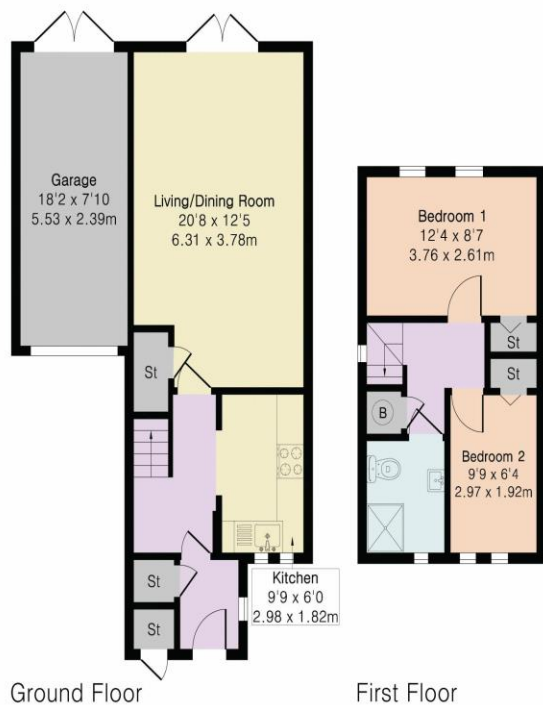
Laid to lawn, personal door to garage, surrounded by timber panel fencing, outside light.

**Approximate Gross Internal Area 717 sq ft - 67 sq m
(Excluding Garage)**

Ground Floor Area 429 sq ft – 40 sq m

First Floor Area 288 sq ft – 27 sq m

Garage Area 142 sq ft – 13 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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