





£325,000

Located within the highly sought after location of Great Holm this two bedroom detached bungalow has many benefits including two reception rooms, kitchen, shower room, front and rear gardens, garage and driveway parking.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Door to lounge/diner, radiator.

LOUNGE/DINER

Double glazed window to front aspect. Door to kitchen, door to hallway, radiator.

KITCHEN

Double glazed window to rear aspect. Double glazed door to side, space for fridge freezer, a range of floor and wall mounted units, hob with extractor hood, built in oven, plumbing for washing machine, built in dishwasher, single drainer sink unit with mixer tap over, splash back tiling.

CONSERVATORY

UPVC double glazed windows to rear and side, double glazed door to rear, radiator.

HALLWAY

Door to shower room, door to bedrooms one and two, door to airing cupboard housing wall mounted boiler.

BEDROOM ONE

Double glazed window to front, radiator.

BEDROOM TWO

Double glazed door to conservatory, radiator.

SHOWER ROOM

Frosted double glazed window to rear aspect. Low level w.c, fully tiled shower cubicle, pedestal wash hand basin, fully tiled walls, radiator.

OUTSIDE

GARAGE/PARKING

Driveway parking for multiple cars, single garage with up and over doors.

FRONT GARDEN

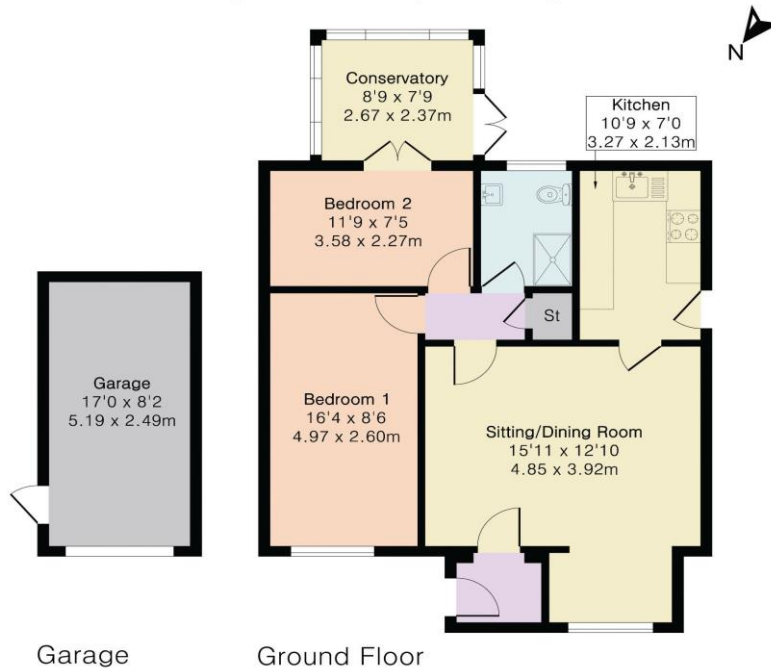
Outside light, path to front door, laid to lawn, flower and shrub borders.

REAR GARDEN

Laid to lawn, outside tap, outside light, door to garage, enclosed by timber fence panelling, flower and shrub borders, side gated access.

**Approximate Gross Internal Area 737 sq ft - 68 sq m
(Excluding Garage)**

Garage Area 139 sq ft – 13 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

209A Witan Gate Sovereign Court Milton Keynes Buckinghamshire MK9 2HP
01908 393 553 | miltonkeynes@maea.co.uk