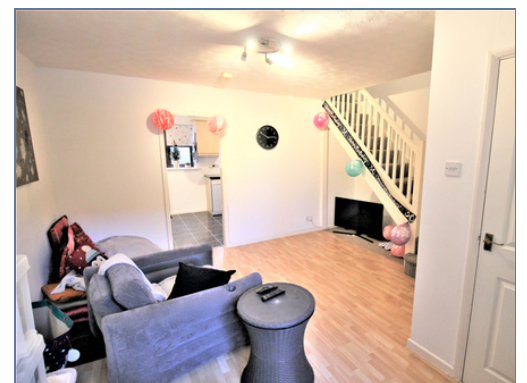




60 Boxberry Gardens, Walnut Tree, Milton Keynes, Buckinghamshire, MK7 7EW

£255,000 Freehold

- No Upper Chain
- Garage and Driveway
- South Facing Rear Garden
- Nursery / Study
- Ideal First Time Purchase or Investment Property
- Currently Let for £950pcm
- EPC Rating D





Lounge

3.8m x 4.3m (12' 6" x 14' 1")

Kitchen

2.63m x 4.6m (8' 8" x 15' 1")

Master Bedroom

2.7m x 3.38m (8' 10" x 11' 1")

Bedroom 2

2.58m x 3.03m (8' 6" x 9' 11")

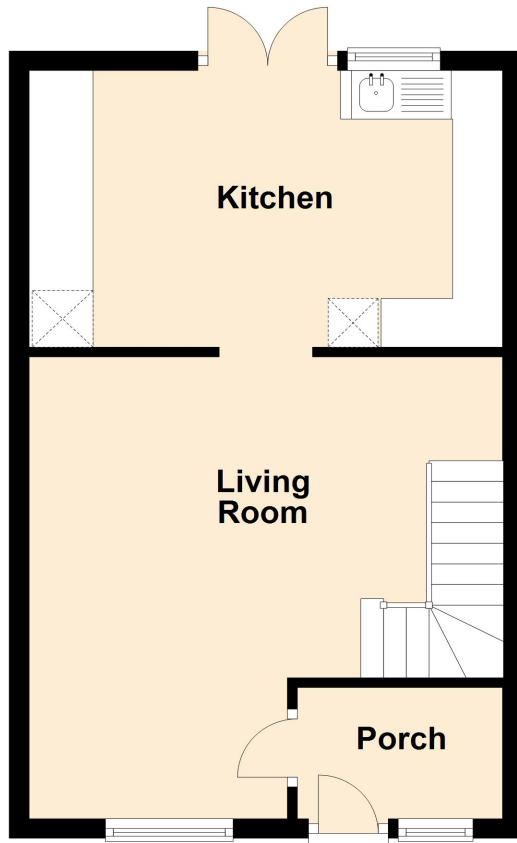
Bedroom 3 / Nursery Study

1.89m x 1.99m (6' 2" x 6' 6")

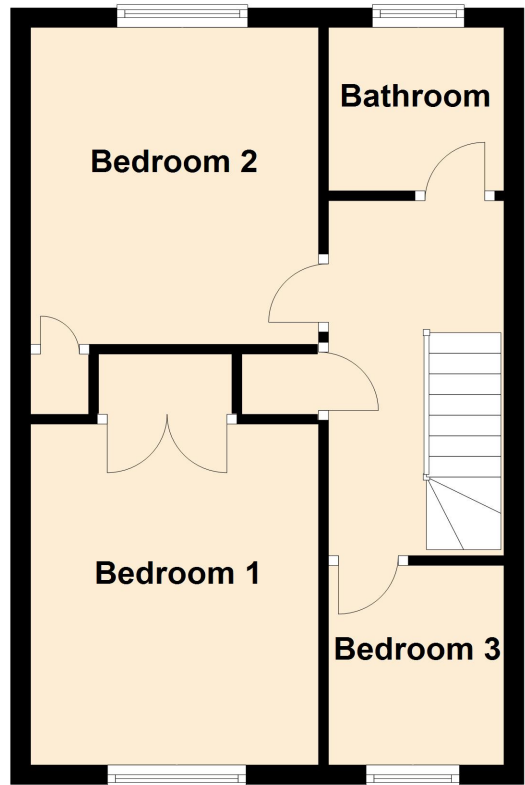
Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to Elevation Estate Agents in the first instance.

Ground Floor



First Floor



Floor plans are for layout purposes only. Measurements are approximate and subject to inaccuracies
Plan produced using PlanUp.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	Predicted
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 to 100) A			(92 to 100) A
(81 to 91) B		89	(81 to 91) B
(69 to 80) C			(69 to 80) C
(55 to 68) D	65		(55 to 68) D
(39 to 54) E			(39 to 54) E
(21 to 38) F			(21 to 38) F
(1 to 20) G			(1 to 20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England, Wales & N.Ireland	EU Directive 2002/91/EC		England, Wales & N.Ireland
			EU Directive 2002/91/EC

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