



**29 Mendelssohn Grove, Browns Wood,
Milton Keynes, Buckinghamshire, MK7
8DH**

£225,000 Freehold

- Large rear garden
- Off road parking
- Two bedroom
- Terraced house
- Highly sought after location of Browns Wood
- Ideal first time purchase or investment buy
- Good transport links
- Fantastic school catchment
- EPC Rating C





GROUND FLOOR

Entrance Hall

Doors leading to:

Kitchen

4.04m x 2.73m (13' 3" x 8' 11")

Lounge

4.04m x 3.04m (13' 3" x 10' 0")

FIRST FLOOR

Landing

Doors leading to:

Bedroom One

3.04m x 2.86m (10' 0" x 9' 5")

Bedroom Two

3.40m x 2.07m (11' 2" x 6' 9")

Family Bathroom

Fitted to comprise three piece suite

EXTERIOR

Front and Rear Garden

Off Road Parking

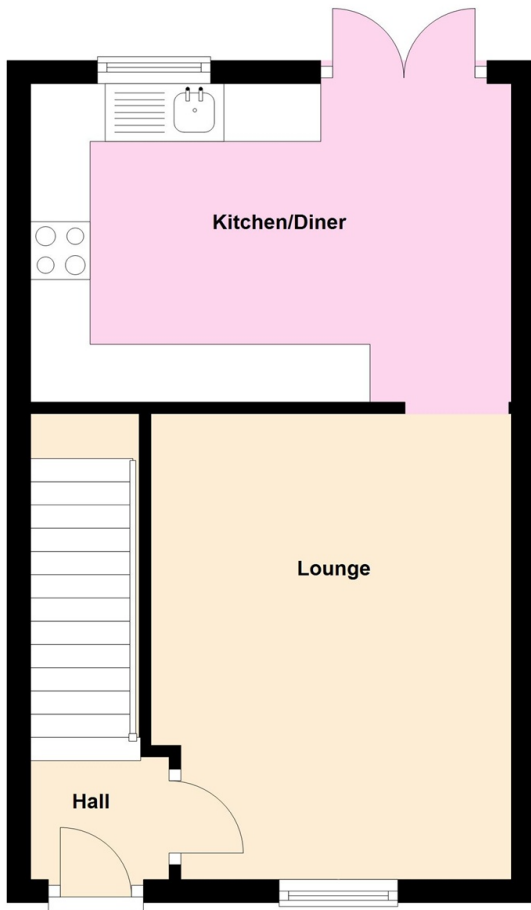
Space for one vehicle

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.

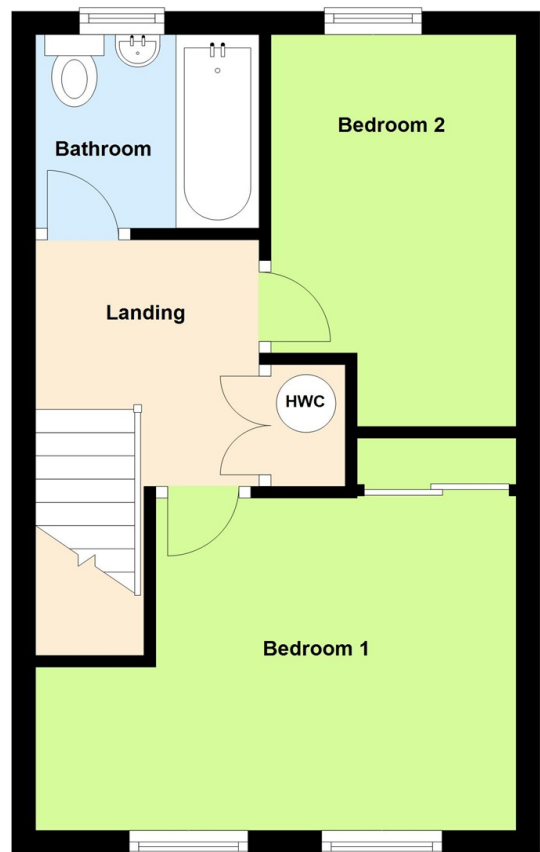
Ground Floor

Approx. 27.9 sq. metres



First Floor

Approx. 27.8 sq. metres



Total area: approx. 55.7 sq. metres

Floor Plans are for layout purposes only.

Plan produced using PlanUp.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
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		88	(81 to 91) B		88
(69 to 80) C	72		(69 to 80) C	72	
(55 to 68) D			(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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