

# elevation

estate agents | est. 1992

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**77 Daniels Welch, Coffee Hall, Milton  
Keynes, Buckinghamshire, MK6 5DA**

**£225,000 Freehold**

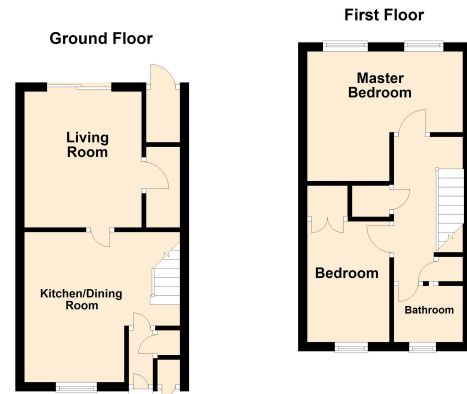
- GREAT ACCESS TO TOWNS AMENITIES & MILTON KEYNES HOSPITAL
- POPULAR AREA CLOSE TO CENTRAL MILTON KEYNES
- IDEAL INVESTMENT
- MUST BE VIEWED TO BE FULLY APPRECIATED
- SPACIOUS KITCHEN / DINER
- PARKING FOR 2 VEHICLES
- EPC Rating





CALLING ALL INVESTORS! Now AVAILABLE this WELL MAINTAINED HOME within WALKING DISTANCE TO CENTRAL MILTON HOSPITAL and ALSO A GREAT FIRST TIME BUY WITH A PRIVATE REAR GARDEN, THIS IS NOT TO BE MISSED.

In further detail this property comprises of an entrance hall, kitchen, open dining area and living room to the ground floor. To the second floor holds three bedrooms and a bathroom with a three piece suite. To the rear and front of the property there is a good sized garden and to the front of the property is allocated parking.



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

Location: Coffee Hall - Coffee Hall is a residential area situated to the South of Central Milton Keynes, within a short distance of the main shopping centre and theatre district. The area has sheltered housing, a Church, children's and family centre, a meeting place, local pub and a local park. Coffee Hall has its own school, providing education for children aged between 4 and 11.

## 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.