



**21 Ulverscroft, Monkston, Milton Keynes,  
Buckinghamshire, MK10 9DD**

**£280,000 Freehold**

- Three bedroom
- End of terrace family home
- Sought after location of Monkston
- Fantastic school catchment
- Off road parking
- En suite to master
- Conservatory
- Downstairs cloakroom
- EPC Rating D





## GROUND FLOOR

### Entrance Hall

Doors leading to:

### Lounge Diner

3.68m x 4.52m (12' 1" x 14' 10")

### Kitchen Breakfast Room

3.64m x 2.65m (11' 11" x 8' 8")

### Downstairs Cloakroom

Fitted to comprise two piece suite

### Conservatory

## FIRST FLOOR

### First Floor Landing

Doors leading to:

### Bedroom One

3.11m x 2.93m (10' 2" x 9' 7")

### En-Suite

Fitted to comprise three piece suite

### Bedroom Two

2.84m x 2.59m (9' 4" x 8' 6")

### Bedroom Three

2.84m x 1.81m (9' 4" x 5' 11")

### Family Bathroom

Fitted to comprise three piece suite

## EXTERIOR

### Rear Garden

### Off Road Parking

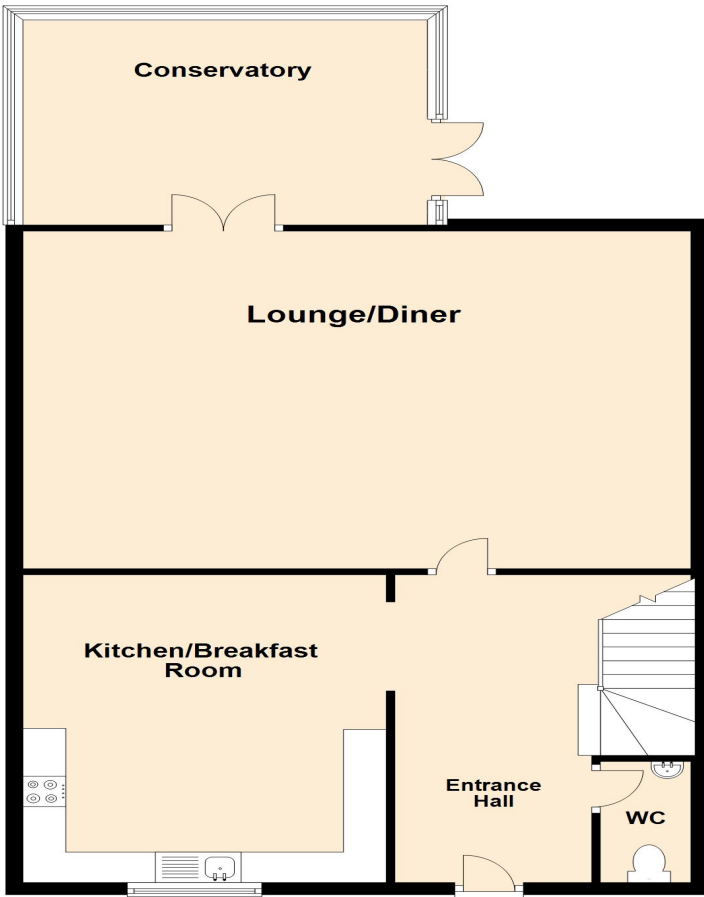
Space for two vehicles

## Disclaimer

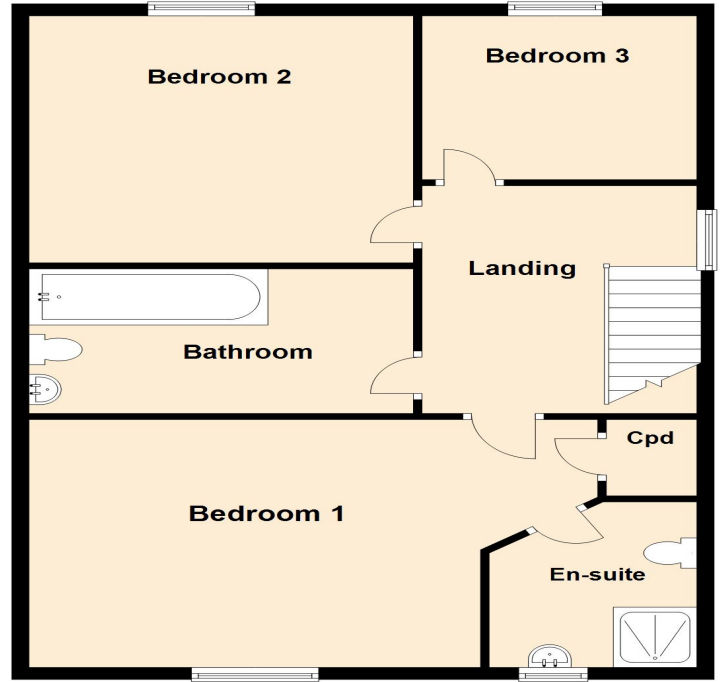
Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such 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**



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Plan produced using PlanUp.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 to 100) <b>A</b>			(92 to 100) <b>A</b>
(81 to 91) <b>B</b>			(81 to 91) <b>B</b>
(69 to 80) <b>C</b>		<b>76</b>	(69 to 80) <b>C</b>
(55 to 68) <b>D</b>	<b>68</b>		(55 to 68) <b>D</b>
(39 to 54) <b>E</b>			(39 to 54) <b>E</b>
(21 to 38) <b>F</b>			(21 to 38) <b>F</b>
(1 to 20) <b>G</b>			(1 to 20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC		<b>England, Wales &amp; N.Ireland</b>
			EU Directive 2002/91/EC

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