



## 9 Berry Yard, Cranfield, MK43 0YQ

### £130,000 Leasehold

- Two Double Bedrooms
- Separate Kitchen
- Lounge/Diner To The Rear
- Good Size Garden
- Built in Appliances
- Village Location
- 4 Miles from Milton Keynes
- £5,00 Fixtures & Fittings
- Call to View ASAP
- EPC Rating





## Ground Floor

### Living Room

4.67m x 4.89m (15' 4" x 16' 1")

### Kitchen

2.76m x 2.78m (9' 1" x 9' 1")

## First Floor

### Bedroom one

3.89m x 4.89m (12' 9" x 16' 1")

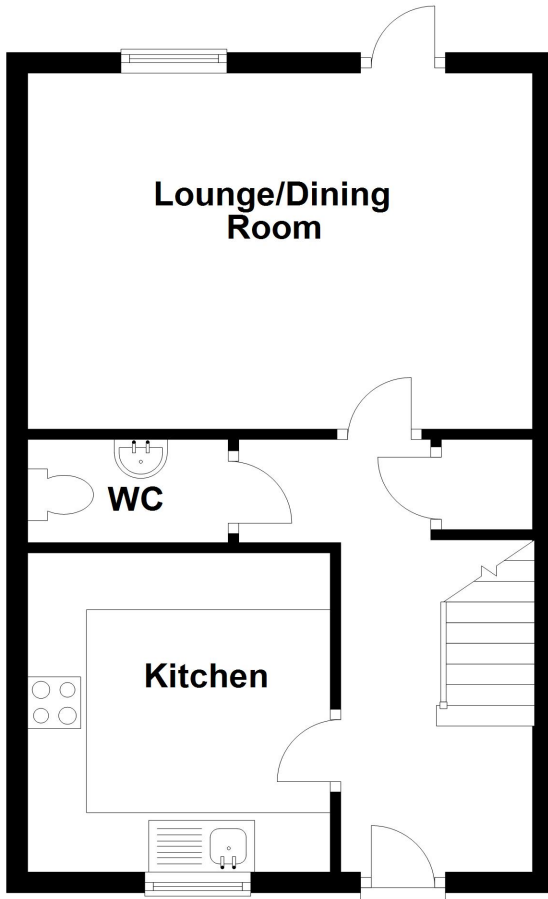
### Bedroom Two

2.72m x 4.12m (8' 11" x 13' 6")

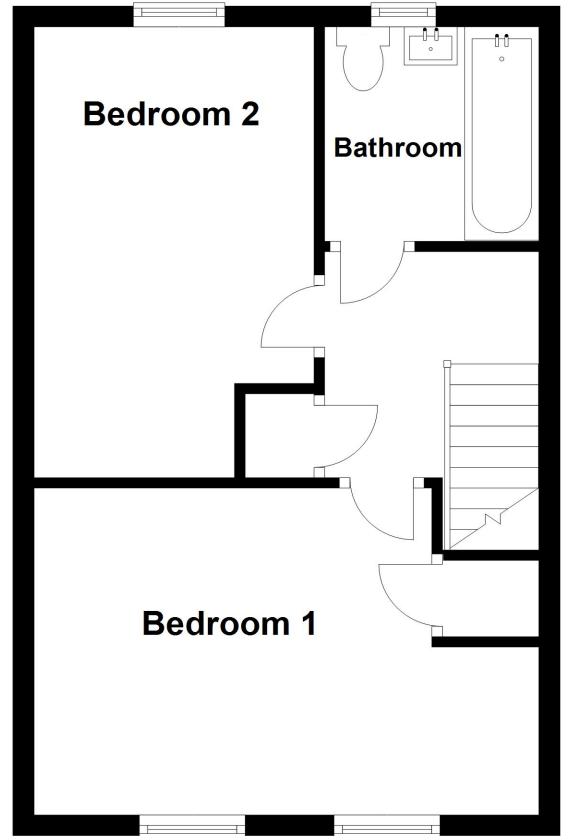
## Disclaimer

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.