

# THOMAS CONNOLLY

ESTATE AGENTS | LETTING AGENTS | NEW HOMES | PROPERTY MANAGEMENT

13 Gaius Croft, Fairfields, Milton Keynes, Buckinghamshire.

MK11 4BL

Guide Price £300,000 Leasehold

**FOR SALE**





## PROPERTY DESCRIPTION

Thomas Connolly Estate Agents are delighted to present this 2-bedroom coach house, located in the highly sought-after Fairfields development. This area is not only home to a newly established school but also boasts a variety of planned amenities. Conveniently situated just a short distance from Stony Stratford, residents can enjoy a diverse selection of shops and restaurants. Additionally, the property is a brief drive from Milton Keynes City Centre and the nearby train station, ensuring easy access to wider transport links.

This property offers an open plan kitchen / dining / sitting room, family bathroom, the master bedroom with a dressing room and en-suite and a second double bedroom with built in wardrobes. Outside, the property offers a car port, separate allocated parking spot and small garden. There is also double glazing throughout the property, solar panels, and it is offered for sale with no upper chain.

The property comes with 119 years remaining on the lease.

Please contact Thomas Connolly Estate Agents for further information relating to this property or to confirm viewing arrangements.

If you are thinking of buying, selling, renting or require mortgage advice, please do not hesitate to contact us to see how we can help you.

## FEATURES

- NEW FAIRFIELDS DEVELOPMENT
- ALLOCATED PARKING AND CAR PORT
- TWO DOUBLE BEDROOMS
- OPEN PLAN KITCHEN / DINING / SITTING ROOM
- SOLAR PANELS INCLUDED
- MASTER BEDROOM WITH EN-SUITE
- PRIVATE GARDEN
- 119 YEAR LEASE





## ROOM DESCRIPTIONS

### ENTRANCE HALL

### KITCHEN / DINING / SITTING ROOM

18' 2" x 19' 3" (5.54m x 5.87m)

### BEDROOM TWO

9' 2" x 11' 6" (2.79m x 3.51m)

### FAMILY BATHROOM

6' 4" x 6' 2" (1.93m x 1.88m)

### BEDROOM ONE

18' 5" x 12' 2" (5.61m x 3.71m)

### EN-SUITE TO BEDROOM ONE

### CAR PORT

### SEPERATE ALLOCATED PARKING SPACE

### PRIVATE GARDEN







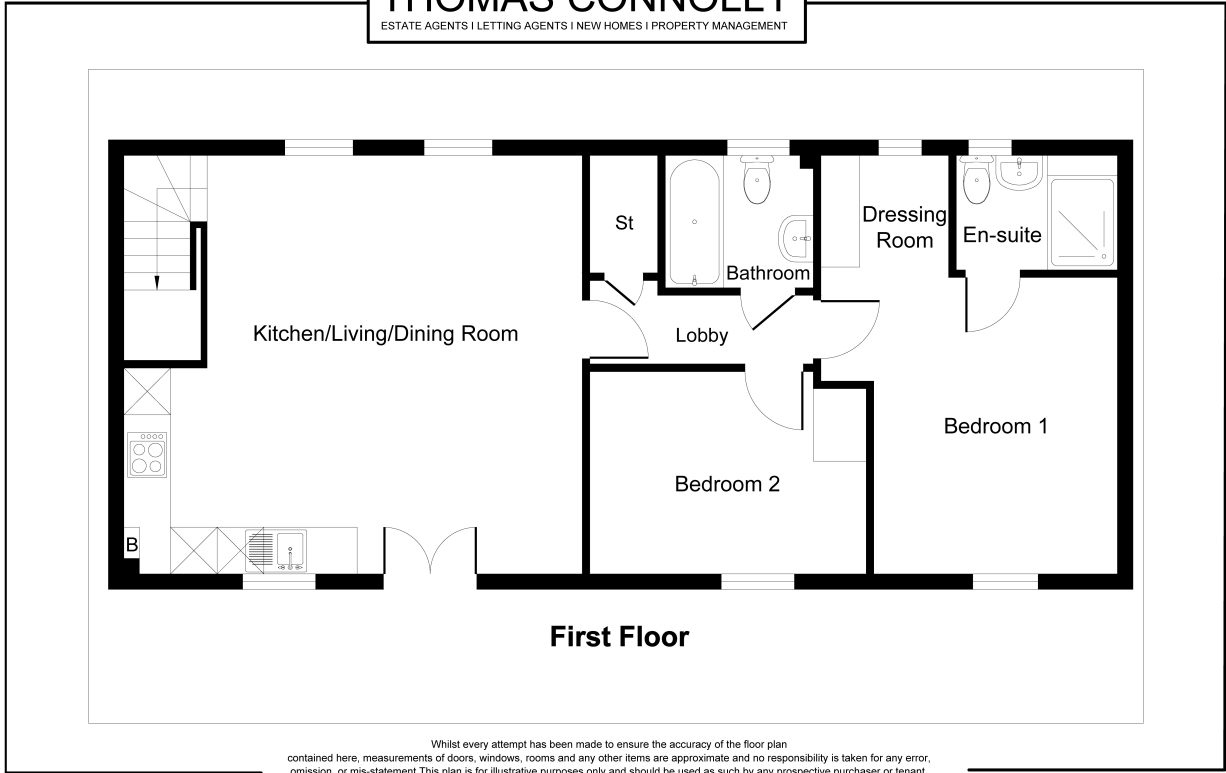






# FLOORPLAN & EPC

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>	100	100
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	