

£325,000  
Freehold







### Features

- THREE BEDROOMS
- SHOW HOME CONDITION
- RE FITTED KITCHEN
- REFITTED BATHROOM
- CONSERVATORY
- DRIVEWAY FOR FOUR CARS

## Summary of Property

OPEN HOUSE ON SATURDAY, 28TH OF JUNE AT 10AM - CALL TO BOOK YOUR APPOINTMENT.

Mason's Residential are delighted to offer this three bedroom semi detached family home, offered for sale in show home condition.

The property is situated in the village of Hanslope, north of Milton Keynes with shops, amenities and schooling catchments close by in the historic market town of Stony Stratford with its well stocked high street. This home is situated close to Wolverton Train station with easy access to the M1, A5 and A508.

The property offers a hallway, sitting room, re-fitted kitchen with built in appliances and a UPVC double glazed conservatory providing further social space.

Upstairs from the landing you will find two double bedrooms, one single bedroom and a refitted shower room.

Outside you will find a landscaped mostly laid to lawn rear garden with shrubs, timber shed and patio area. Side gated access leads to the driveway for off road parking for up to four cars.

## Room Descriptions

### ENTRANCE HALL

#### SITTING ROOM

10' 0" x 11' 11" (3.05m x 3.63m)

#### KITCHEN DINER

12' 11" x 19' 0" (3.94m x 5.79m)

#### CONSERVATORY

18' 8" x 9' 1" (5.69m x 2.77m)

### FIRST FLOOR

#### BEDROOM ONE

12' 4" x 11' 7" (3.76m x 3.53m)

#### BEDROOM TWO

8' 2" x 12' 3" (2.49m x 3.73m)

#### BEDROOM THREE

5' 2" x 8' 8" (1.57m x 2.64m)

#### SHOWER ROOM

6' 11" x 5' 0" (2.11m x 1.52m)

### FRONT AND REAR GARDENS

### PARKING TO THE FRONT FOR UP TO FOUR CARS

#### PLEASE NOTE

These property particulars do not constitute part or all of an offer or contract. All measurements are stated for guidance purposes only and may be incorrect.

Details of any contents mentioned are supplied for guidance only and must also be considered as potentially incorrect. Mason's Residential advise perspective buyers to check all measurements prior to committing to any expense. Mason's Residential confirm we have not checked any appliances, equipment, apparatus, fixtures or fittings at the property and any prospective buyer should conduct their own checks before exchange of contracts.

Mason's Residential has not sought to verify the legal title of the property and any prospective buyers must obtain verification and confirmation from their solicitor.





## Material Information

**Council Tax:** Band C

**Council Tax:** Rate £198.00

**Parking Types:** Driveway.

**Heating Sources:** Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** None.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No

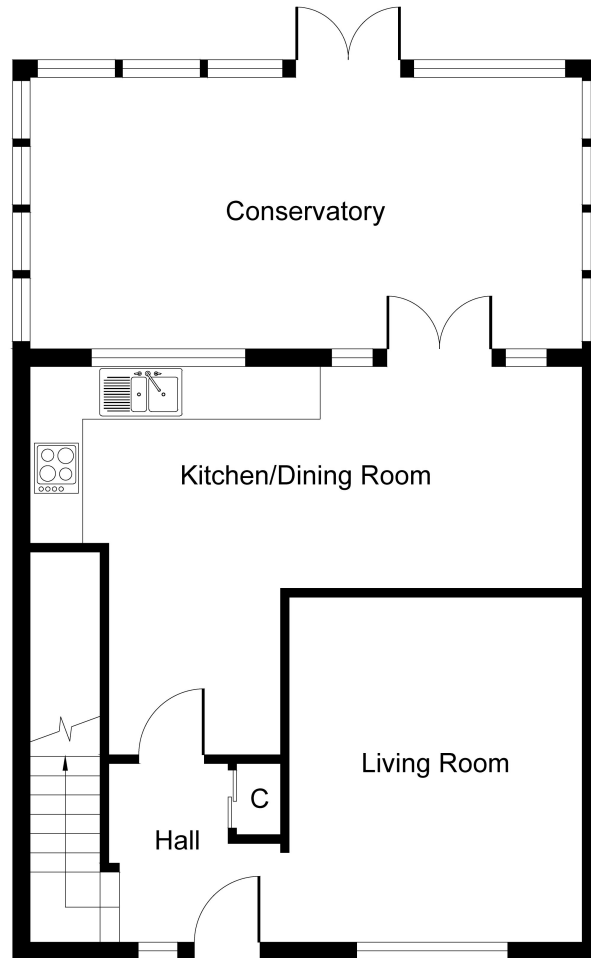
**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No

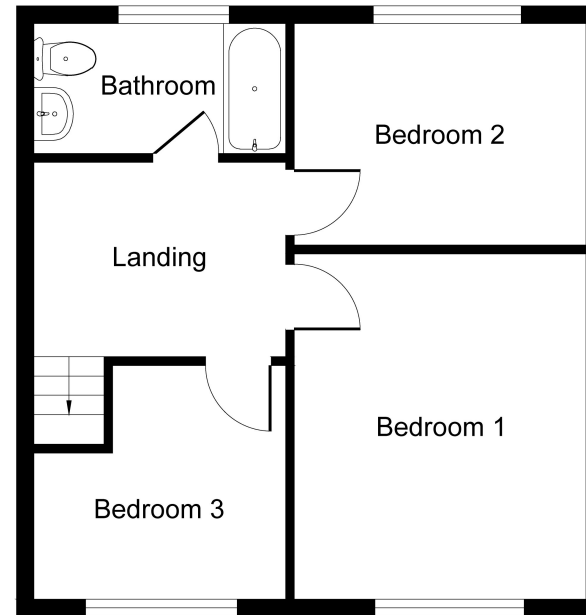




# Floorplan



**Ground Floor**



**First Floor**

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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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