

# elevation

## estate agents | est. 1992

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**9 St Bartholomews, Monkston, Milton  
Keynes, Buckinghamshire, MK10 9FJ**

**£350,000 Freehold**

- Three bedroom
- End of terrace townhouse
- Highly sought after location of Monkston
- En suite to master
- Oakgrove School Catchment
- Downstairs cloakroom
- Conservatory
- Single garage and 2 parking spaces
- EPC Rating C







## GROUND FLOOR

### Entrance Hall

Doors leading to:

### Lounge

4.48m x 4.64m (14' 8" x 15' 3")

### Kitchen

3.20m x 2.41m (10' 6" x 7' 11")

### Conservatory

### Downstairs Cloakroom

Fitted to comprise two piece suite

## FIRST FLOOR

### Landing

Doors leading to:

### Bedroom Two

4.49m x 2.99m (14' 9" x 9' 10")

### Bedroom Three

3.80m x 2.37m (12' 6" x 7' 9")

### Family Bathroom

Fitted to comprise three piece suite

## SECOND FLOOR

### Landing

Door leading to:

### Bedroom One

4.41m x 3.41m (14' 6" x 11' 2")

### En Suite To Master

Fitted to comprise three piece suite

## EXTERIOR

### Rear and Front Garden

### Single Garage

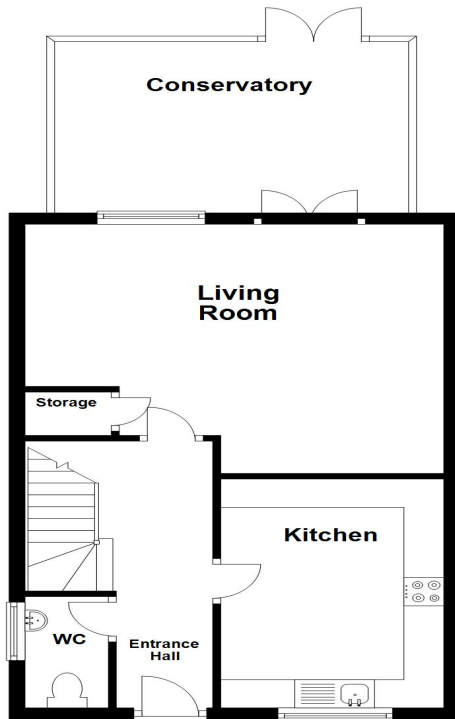
## Off Road Parking

Space for two vehicles

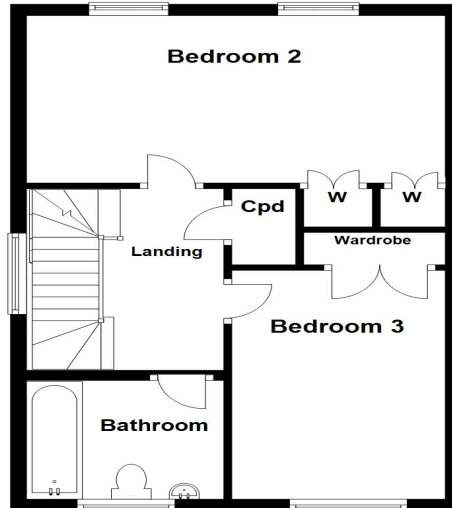
## Disclaimer

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.

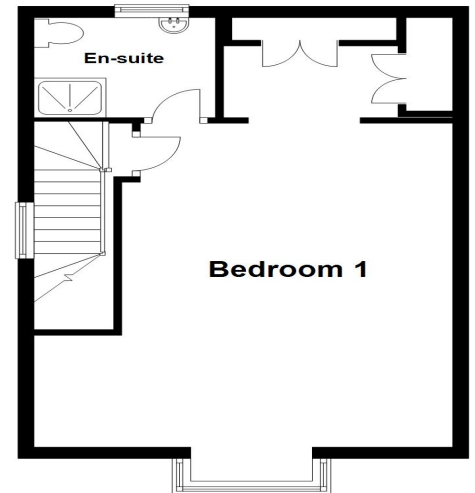
## Ground Floor



## First Floor



## Second Floor



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Plan produced using PlanUp.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		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>		87	(81 to 91) <b>B</b>		85
(69 to 80) <b>C</b>	70		(69 to 80) <b>C</b>	66	
(55 to 68) <b>D</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		
England, Wales & N.Ireland	EU Directive 2002/91/EC		England, Wales & N.Ireland	EU Directive 2002/91/EC	

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