

£320,000  
Leasehold







## Features

- REFITTED KITCHEN
- DRIVEWAY FOR THREE CARS
- A MUST SEE
- £15000 PREMIUM

## Summary of Property

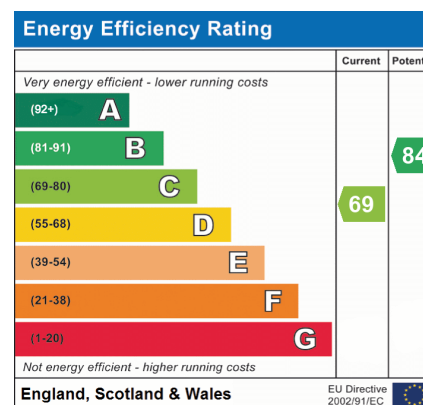
Mason's Residential are delighted to offer this immaculate three bedroomed semi-detached family home.

The property is situated in the north of Milton Keynes with shops, amenities and schooling catchments close by. The Grand Union Canal and open countryside is within walking distance for those seeking outdoor pursuits.

This home is situated close to the Wolverton and Central Milton Keynes Train stations with easy access to the M1, A508 and A5. The property is located close to the historic town of Stony Stratford and its variety of amenities, restaurants, coffee shops and diverse independent shops, in the well-stocked high street.

The property comprises; hallway, lounge and a newly refitted kitchen/diner leading to the outside rear garden.

Upstairs from the main landing you'll find three bedrooms served by the family bathroom.



## Room Descriptions

### GROUND FLOOR

#### SITTING ROOM

10' 7" x 15' 5" (3.23m x 4.70m)

#### KITCHEN DINER

15' 1" x 11' 6" (4.60m x 3.51m)

### FIRST FLOOR

#### BEDROOM ONE

10' 10" x 11' 3" (3.30m x 3.43m)

#### BEDROOM TWO

10' 6" x 10' 10" (3.20m x 3.30m)

#### BEDROOM THREE

6' 4" x 7' 5" (1.93m x 2.26m)

#### BATHROOM

### FRONT AND REAR GARDENS

### PARKING FOR THREE 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

**Annual Service Charge:** £8.00

**Council Tax:** Band C

**Council Tax:** Rate £128.00

**Parking Types:** Driveway.

**Heating Sources:** Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**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

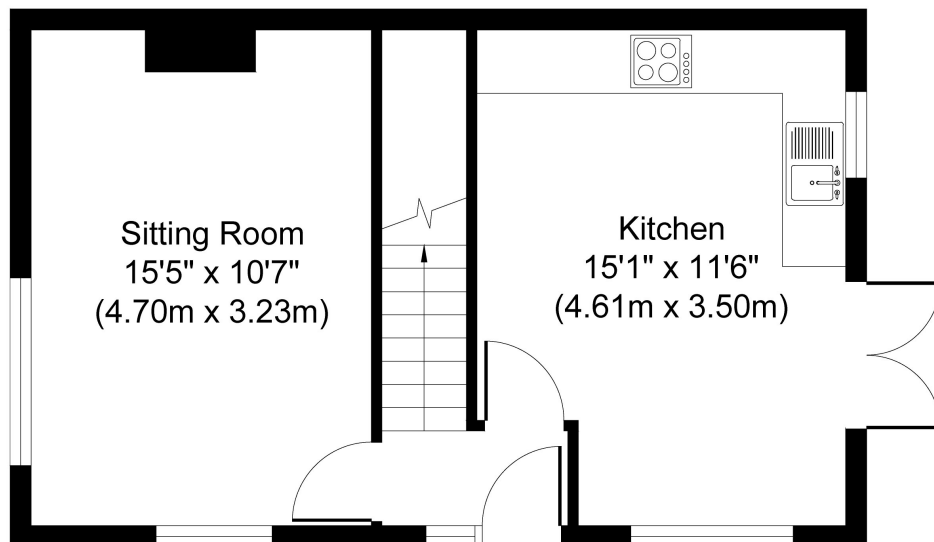
**Are there any restrictions associated with the property?** No

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

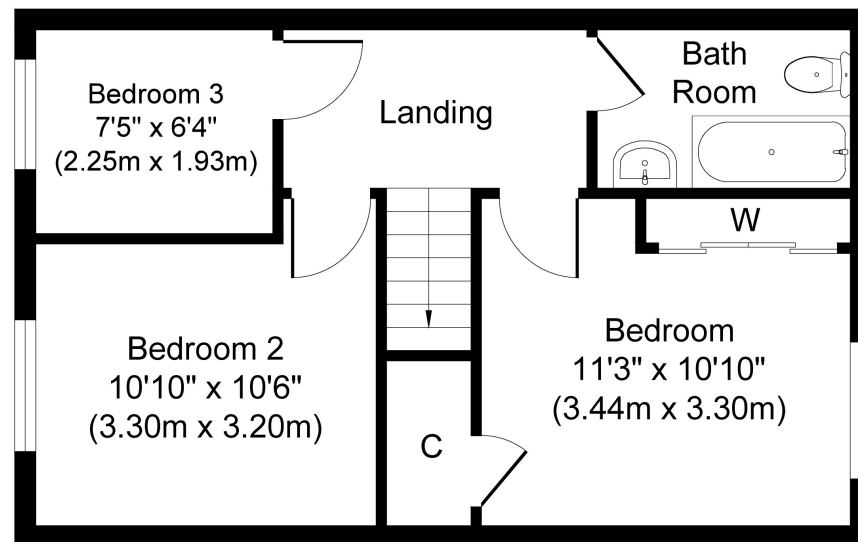
**The existence of any public or private right of way?** No







**Ground Floor**  
**Approximate Floor Area**  
**391 sq. ft**  
**(36.33 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**391 sq. ft**  
**(36.33 sq. m)**

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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