



25 Mullion Place, Fishermead, Milton Keynes, Buckinghamshire.  
MK6 2DB

£395,000 Freehold

FOR SALE



## PROPERTY DESCRIPTION

OPEN HOUSE - SATURDAY, 4TH JANUARY 2025 AT 11AM for further information please contact Mason's Residential.

Mason's Residential are delighted to offer this well presented six bedroom, six bath House of Multiple Occupancy (HMO) in the central location of Milton Keynes, Fishermead.

The property is situated near Central Milton Keynes with shops, amenities and a variety of restaurants close by, with the Grand Union Canal within walking distance. This HMO is situated close to the Central Milton Keynes Train station providing good connections to London and Birmingham with easy access to the M1 and A5.

The property offers a fully refitted kitchen with an extended dining area, six very good-sized double bedrooms with six shower bathrooms with a private rear garden and parking.

This property currently achieves £3,950.00 pcm from all rooms being rented.

## FEATURES

- SIX BEDROOMS
- SIX BATHROOMS
- RE FITTED KITCHEN
- PARKING
- NO CHAIN
- INCOME £3950 PCM



## ROOM DESCRIPTIONS

### ENTRANCE HALL

#### KITCHEN

11' 6" x 13' 4" (3.51m x 4.06m)

#### DINING ROOM

9' 11" x 11' 9" (3.02m x 3.58m)

#### BEDROOM ONE

7' 6" x 14' 9" (2.29m x 4.50m)

### EN SUITE TO BEDROOM ONE

### FIRST FLOOR

#### BEDROOM TWO

11' 7" x 13' 4" (3.53m x 4.06m)

### EN SUITE TO BEDROOM TWO

#### BEDROOM THREE

11' 6" x 14' 9" (3.51m x 4.50m)

### EN SUITE TO BEDROOM THREE

### SECOND FLOOR

#### BEDROOM FOUR

11' 7" x 13' 6" (3.53m x 4.11m)

### EN SUITE TO BEDROOM FOUR

#### BEDROOM FIVE

11' 7" x 14' 10" (3.53m x 4.52m)

### EN SUITE TO BEDROOM FIVE

0' 0" x 0' 0" (0.00m x 0.00m)

### THIRD FLOOR

#### BEDROOM SIX / SITTING ROOM

11' 7" x 13' 6" (3.53m x 4.11m)

#### BEDROOM SIX BEDROOM

7' 11" x 13' 5" (2.41m x 4.09m)

### EN SUITE TO BEDROOM SIX

### FRONT AND REAR GARDENS

#### 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 D

N/A

**Parking Types:** None.

**Heating Sources:** Gas.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** C (76)

**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 & EPC



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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