



31 Ferndale, Eaglestone, Milton Keynes, Buckinghamshire, MK6
5AE

£299,995 Freehold

FOR SALE



PROPERTY DESCRIPTION

Mason's Residential are delighted to offer to the market this three-bedroom end of terrace family home with a single garage, downstairs cloakroom and refitted kitchen in the central location of Eaglestone, Milton Keynes.

The property is situated near Central Milton Keynes with its shops, amenities and a variety of restaurants close by, with the Grand Union Canal within walking distance. The home is also 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 home is located in close proximity and walking distance to the Milton Keynes University Hospital.

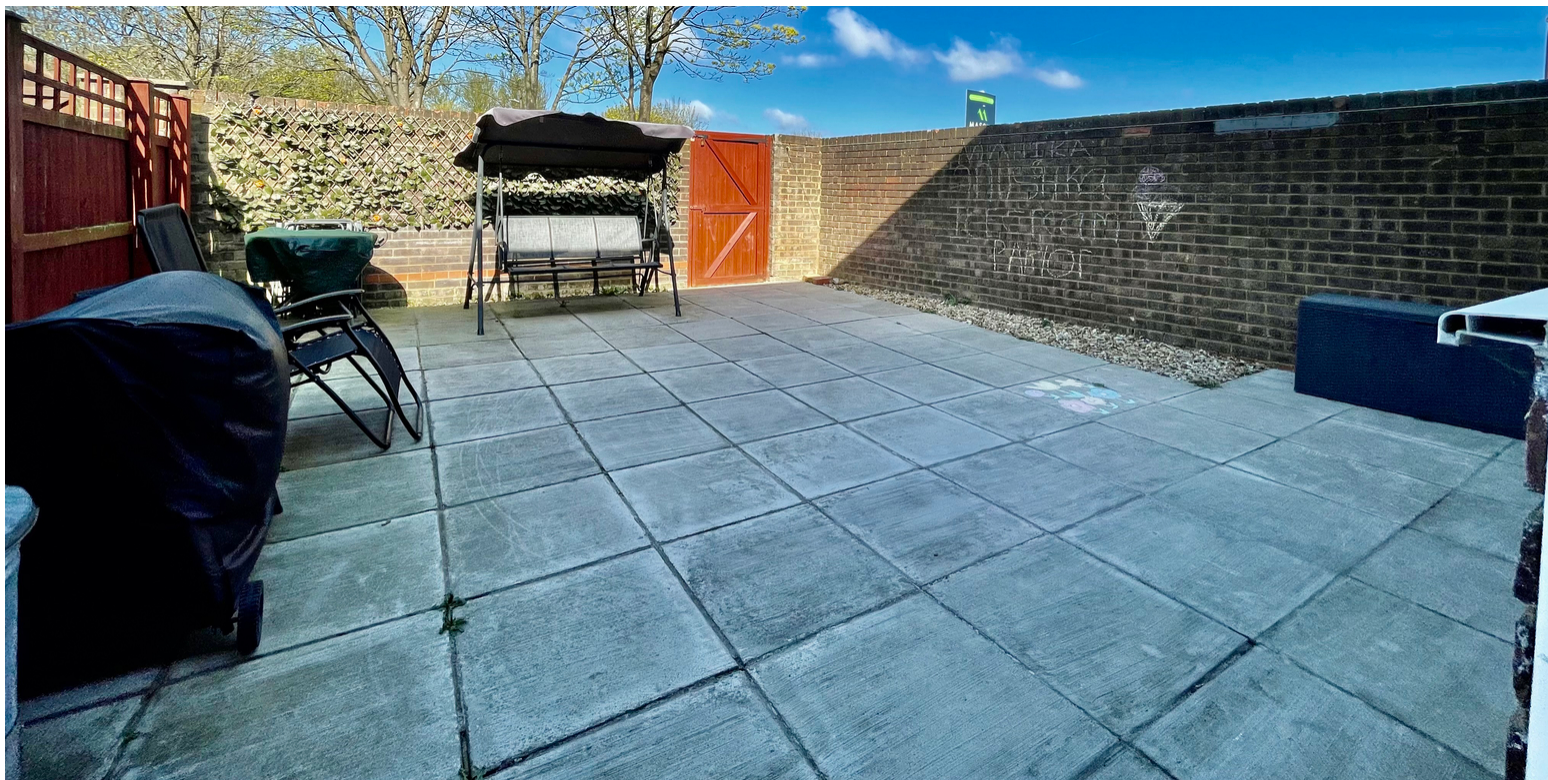
The property offers a fully refitted kitchen with a downstairs cloakroom and lounge/diner.

Upstairs you will find three bedrooms, two being doubles and one single along with a refitted shower serving the rooms.

Outside you will find an enclosed rear garden with gated access, single garage with an allocated parking space for one car in a block close by.

FEATURES

- THREE BEDROOMS
- CLOAKROOM
- RE FITTED KITCHEN
- RE FITTED BATHROOM
- SINGLE GARAGE
- A MUST SEE



ROOM DESCRIPTIONS

ENTRANCE HALL

CLOAKROOM

2' 8" x 4' 8" (0.81m x 1.42m)

SITTING ROOM

10' 4" x 21' 5" (3.15m x 6.53m)

KITCHEN BREAKFAST ROOM

10' 7" x 10' 5" (3.23m x 3.17m)

FIRST FLOOR

BEDROOM ONE

13' 9" x 10' 7" (4.19m x 3.23m)

BEDROOM TWO

10' 9" x 10' 5" (3.28m x 3.17m)

BEDROOM THREE

8' 8" x 7' 4" (2.64m x 2.24m)

SHOWER ROOM

4' 5" x 9' 4" (1.35m x 2.84m)

FRONT AND REAR GARDENS

SINGLE GARAGE IN BLOCK

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 B

N/A

Parking Types: Garage En Bloc.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: C (72)

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

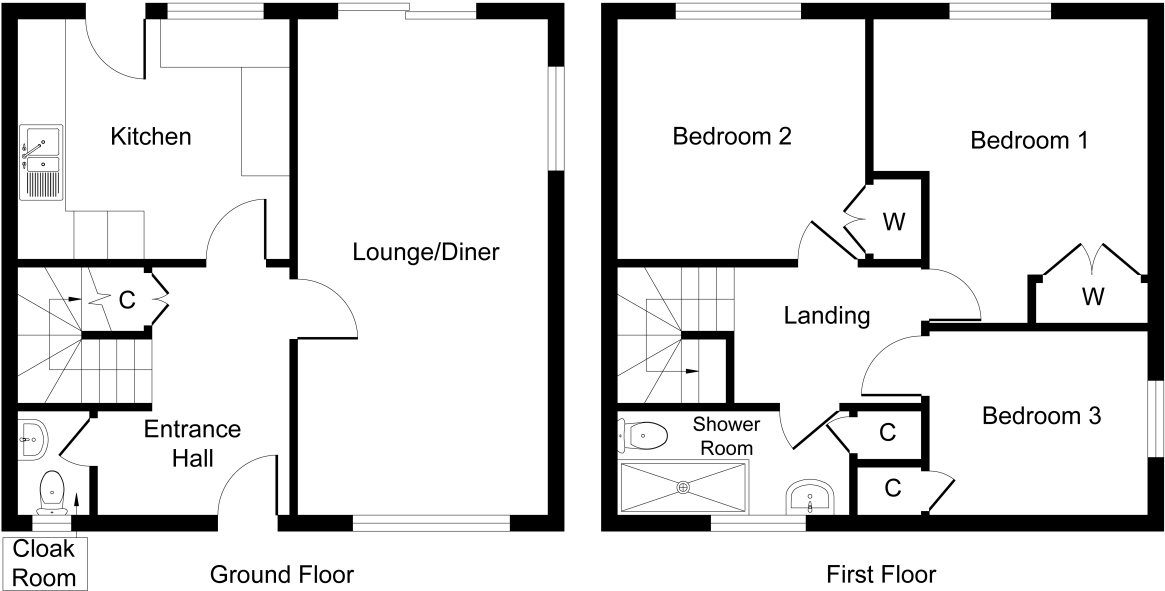
Any easements, servitudes, or wayleaves? No

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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