

THOMAS CONNOLLY

ESTATE AGENTS | LETTING AGENTS | NEW HOMES | PROPERTY MANAGEMENT

2 Pompeii Grove, Fairfields, Milton Keynes, Buckinghamshire.

MK11 4BP

Guide Price £415,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Thomas Connolly Estate Agents are delighted to present this three bedroom family home, situated in the desirable location of Fairfields. This area is perfectly positioned for commuters, with easy access to the A5 and Milton Keynes Central train station only a short drive away. The station offers fast links to London Euston and Birmingham. Fairfields benefits from being close to both Stony Stratford - a charming historic market town with boutique shops and cosy cafes - and Milton Keynes city centre, known for its extensive shopping, entertainment and dining options, including the Xscape complex and Centre MK shopping centre.

As you enter this beautiful family home, you are greeted by an entrance hall, which leads into the open plan kitchen dining room. This room seamlessly integrates the cooking and dining areas, and is beautifully illuminated by natural light streaming in through a large window above the sink and French doors, which lead into the garden. Through the kitchen is the utility room, which stores the washing machine and tumble dryer, and offers cupboards and shelves for storage space. The sitting room offers ample room for seating arrangements, making it perfect for relaxing or entertaining. The ground floor also benefits from a downstairs cloakroom.

The first floor comprises of three double bedrooms and a family bathroom. Bedrooms two and three are well-proportioned, with space for a double bed and the essential furnishings, and bedroom one offers a built in wardrobe and an en-suite bathroom. The family bathroom is a well-designed three piece suite, and the first floor further benefits from a storage closet, again providing ample space for organising your belongings.

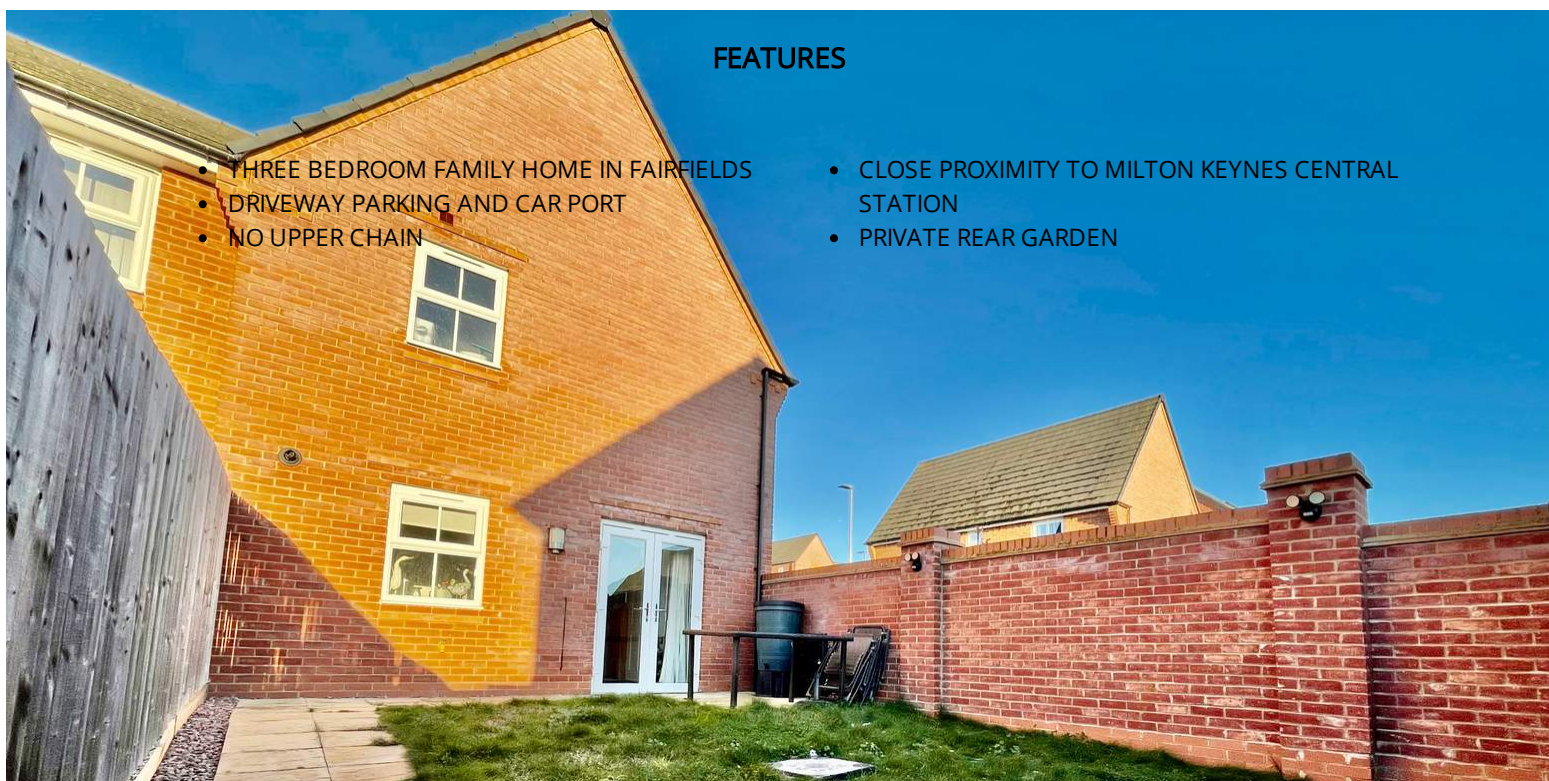
Outside the front of the property is a driveway with space for one car, and a carport with space for another. The property benefits from a rear garden with room for outdoor furniture or gardening. This home is offered for sale with no upper chain.

Please contact Thomas Connolly Estate Agents for further information relating to this property or to confirm viewing arrangements.

If you are thinking of buying, selling, renting or require mortgage advice, please do not hesitate to contact us to see how we can help you.

FEATURES

- THREE BEDROOM FAMILY HOME IN FAIRFIELDS
- DRIVEWAY PARKING AND CAR PORT
- NO UPPER CHAIN
- CLOSE PROXIMITY TO MILTON KEYNES CENTRAL STATION
- PRIVATE REAR GARDEN



ROOM DESCRIPTIONS

ENTRANCE HALL

KITCHEN / DINING ROOM

18' 6" x 10' 2" (5.64m x 3.10m)

UTILITY ROOM

5' 8" x 5' 6" (1.73m x 1.68m)

DOWNSTAIRS CLOAKROOM

3' 2" x 4' 8" (0.97m x 1.42m)

SITTING ROOM

18' 5" x 11' 2" (5.61m x 3.40m)

FIRST FLOOR

BEDROOM TWO

11' 7" x 9' 8" (3.53m x 2.95m)

FAMILY BATHROOM

6' 3" x 6' 6" (1.91m x 1.98m)

BEDROOM THREE

9' 5" x 7' 4" (2.87m x 2.24m)

BEDROOM ONE

13' 2" x 12' 4" (4.01m x 3.76m)

REAR GARDEN

CARPORT

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. Thomas Connolly Estate Agents advise perspective buyers to recheck all measurements prior to committing to any expense. We confirm we have not tested any apparatus, equipment, fixtures, fittings or services and it is within the prospective buyers interests to check the working condition of any appliances prior to exchange of contracts. Thomas Connolly Estate Agents has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

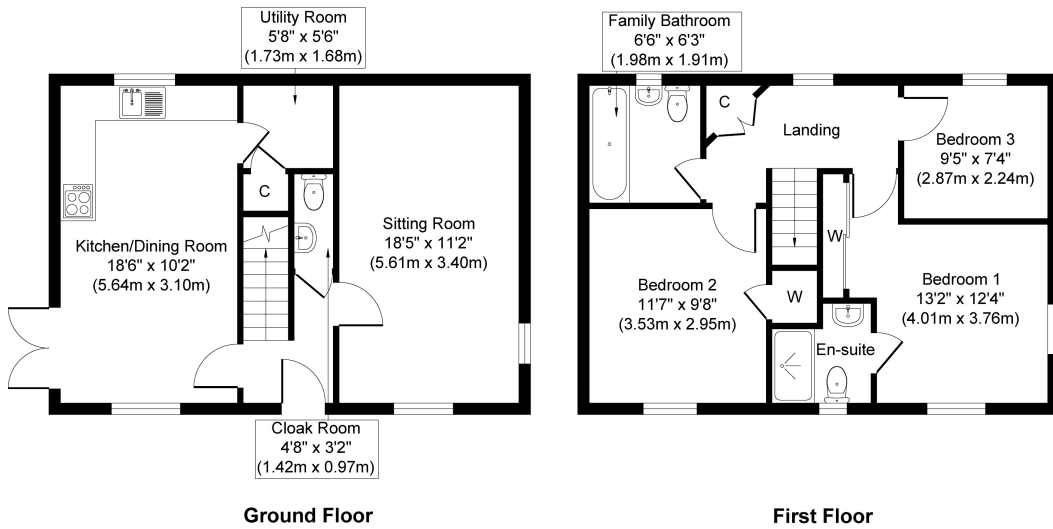






FLOORPLAN & EPC

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Approx. Gross Internal Floor Area 956 sq. ft. (88.81 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. 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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| Energy Efficiency Rating | | Current | Potential |
|----------------------------------------------------|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | 95 |
| (81-91) | B | | |
| (69-80) | C | 84 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |