













£270,000

Situated in Eaglestone, this three-bedroom end of terrace family home is available with no onward chain. Conveniently located 1.3 miles from Milton Keynes train station and positioned closely to Milton Keynes University Hospital, the property benefits from front & rear gardens, a garage and off-road parking.

# **Property Description**

# **ENTRANCE**

Door to:

# **ENTRANCE HALL**

Door to lounge, stairs rising to first floor.

# LOUNGE/DINER

Double glazed window to front aspect, double glazed door to rear aspect. Door to kitchen, under stairs storage cupboard, wood effect laminate flooring.

# **KITCHEN**

Double glazed frosted door and window to rear aspect. Fitted with a range of base and eye level units with work surface over, splashback tiling, space for: cooker, washing machine, under counter fridge and freezer; one and a half bowl sink unit with drainer.

# **LANDING**

Doors to bedrooms and bathroom, access to loft space.

# **BEDROOM ONE**

Double glazed window to front aspect.

# **BEDROOM TWO**

Double glazed window to rear aspect. Airing cupboard.

#### **BEDROOM THREE**

Double glazed window to front aspect. Storage cupboard.

# **BATHROOM**

Frosted double glazed window to rear aspect Low level WC, wash hand basin in vanity unit, panelled bath with shower attachment over, fully tiled walls.

# **OUTSIDE**

# **GARAGE**

Garage in a block to the rear of the property.

#### FRONT GARDEN

Mainly laid to lawn with path leading to front door.

# **REAR GARDEN**

Paved patio area, rear access.

# **Ground Floor**

# First Floor



Total area: approx. 73.5 sq. metres (791.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurement of doors, windows and rooms as well as positioning of any fixtures, fittings or features are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only and should be used as such by any prospective tenant or purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for guidance and should not be relied upon as a basis for valuation.

www.bluewirehub.co.uk

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91)		85
(69-80)		
(55-68)	65	
(39-54)		
(21-38)		
(1-20)	3	
Not energy efficient - higher running costs		
England & Wales	EU Directiv 2002/91/E	

WWW.EPC4U.COM

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to obtain verification from their solicitor. You are advised to obtain verification from their solicitor. You are advised to obtain verification from their solicitor. You are advised to obtain verification from their solicitor. You are advised to obtain verification from their solicitor or Surveyor. References to the Tenure of a Property are based to obtain verification from their solicitor or Surveyor. References to the Tenure of a Property are based to obtain verification from their solicitor or Surveyor. References to the Tenure of a Property are based to obtain verification from their solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working or der to the title documents. A Buyer is advised to obtain verification from their solicitor or Surveyor. References to the Tenure of a Property and solicitor or Surveyor. References to the Tenure of a Property and solicitor or Surveyor. References to the Tenure of a Property and solicitor or Surveyor. References to the Tenure of a Property and solicitor or Surveyor. References to the Tenure of a Property and solicitor or Surveyor. References to the Tenure of a Property and solicitor or Surveyor. References to the Tenure of the Tenure