



To arrange a viewing
please call 01908 675747

*** OFFERED CHAIN FREE *** This IDEAL FIRST TIME BUYERS home or INVESTMENT OPPORTUNITY benefits from a LARGE LOUNGE, OPEN PLAN KITCHEN/DINER, PRIVATE REAR GARDEN with DECKING AREA, UPDATED COMBI BOILER, DOWNSTAIRS CLOAKROOM, plus ONE ALLOCATED PARKING to the front aspect. Enquire now to book your viewing!

- Offered Chain Free
- Private Rear Garden
- Open Plan Kitchen/Diner
- Downstairs Cloakroom
- Allocated Parking to the Front Aspect
- Ideal First Time Buy or Investment Opportunity

LOCATION: GREAT LINFORD

Great Linford is situated to the North East of Milton Keynes and is situated on the banks of the Grand Union Canal. The old village was carefully preserved, areas of public open space were left around it and the existing country lanes became bridleways and footpaths. The local school enrolls children from 5 to 12 and lies at the heart of the area. There is also a local centre which has a variety of shops and services including a supermarket.

ENTRANCE HALL

LIVING ROOM
12'11" x 12'2"

KITCHEN/DINER
15'8" x 11'9"

DOWNSTAIRS CLOAKROOM

LANDING

MASTER BEDROOM
14'3" x 9'8"

BEDROOM TWO
16'2" x 9'8"

BEDROOM THREE
10'0" x 5'9"

FAMILY BATHROOM

PRIVATE REAR GARDEN

ALLOCATED PARKING

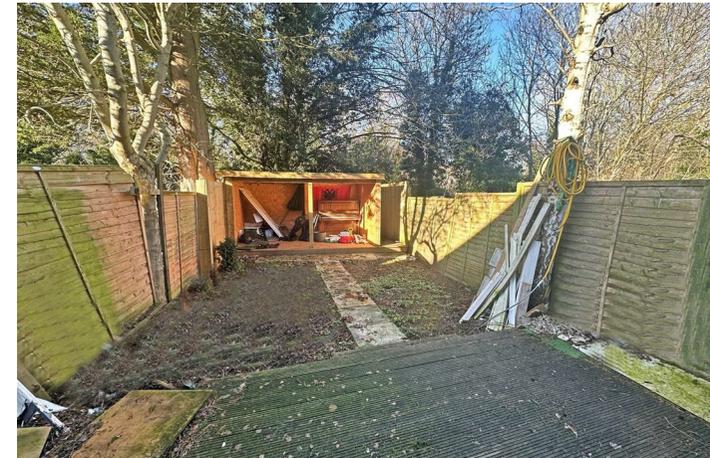
TENURE
Freehold

NOTICE

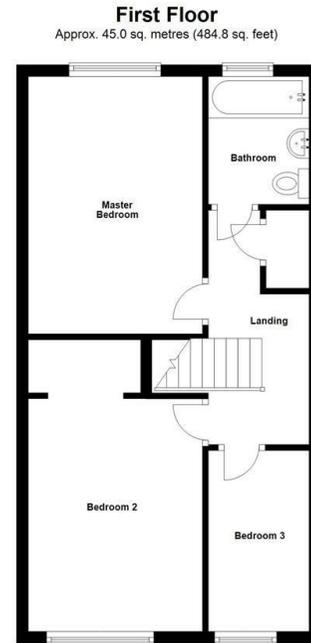
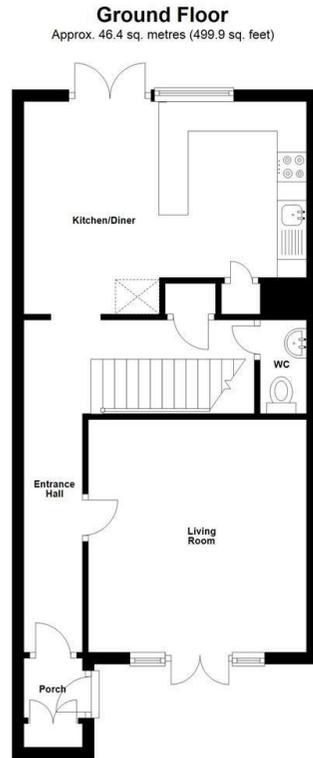
Please note that we have not tested any internal fixtures or carried out any structural surveys. We advise all buyer to check all aspects of the property and although the details above have been described to the best of our abilities we would advise any buyer to carry out their own checks and to check with their independent legal representative to confirm any of the above details.



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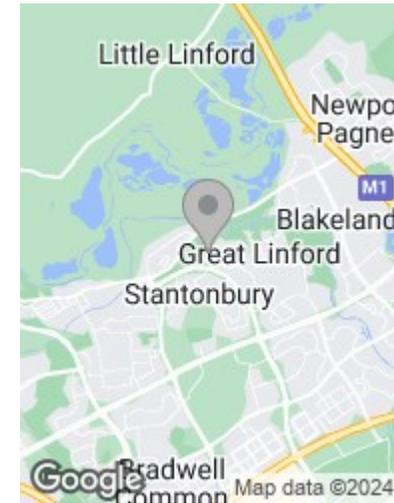


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Total area: approx. 91.5 sq. metres (984.7 sq. feet)

This floorplan has been created and is owned solely by Alan Francis Estate Agents
Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	85
England & Wales	EU Directive 2002/91/EC	

Draft Details

These details have been submitted to our clients but at the moment have not been approved by them. We therefore, cannot guarantee their accuracy and they are distributed on this basis. Please ensure you have a copy of our approved details before committing yourself to any expense.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we shall be pleased to check any information for you. Do so, especially if travelling any distance to view the property.

The mention of any appliances and/or services within these details does not imply they are in full and efficient working order.

Any plans included within these details are a GUIDE TO THE LAYOUT OF THE PROPERTY ONLY and are NOT DRAWN TO SCALE. Dimensions are approximate.

Mortgage Information

We can offer independent mortgage advice. Please call us to discuss your requirements. Your home may be repossessed if you do not keep up repayment on your mortgage or any loans secured on it.

Property Valuations

We have some of the most experienced property valuers in Milton Keynes and would welcome the opportunity to carry out a VALUATION and MARKET APPRAISAL of your home.

Viewing Arrangements

Please call us to make an appointment to view this property.

Monday to Friday 9.00 am - 6.00 pm
Saturday 9.00 am - 4.00 pm
Sunday CLOSED

