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To arrange a viewing
please call 01908 675747

ONLY FIVE YEARS OLD, this IMMACULATELY PRESENTED HOME offers a SPACIOUS SITTING ROOM filled with natural light, a GOOD SIZED KITCHEN/DINER with UTILITY SPACE and a DOWNSTAIRS CLOAKROOM. The property also BENEFITS from a EN SUITE TO BEDROOM ONE, TWO ALLOCATED PARKING SPACES and a PRIVATE REAR GARDEN that is EASILY MAINTAINED.

- Two Allocated Parking Spaces
- En Suite to Master
- Two Double Bedrooms
- 5 Years NCBC Warranty
- Downstairs Cloakroom
- Cul De Sac Location

LOCATION: WINSLOW

The ancient and elegant market town of Winslow has a range of shopping and leisure facilities, GP and dental surgeries, a library, and a range of public houses and restaurants. The town also has a Church of England combined school and the Sir Thomas Fremantle secondary school. Winslow is also in the catchment area for the Royal Latin (grammar) School in Buckingham. Also soon to be open train station!

ENTRANCE HALL

SITTING ROOM

15'5" x 10'4"

KITCHEN/DINING ROOM

10'4" x 10'4"

UTILITY

DOWNSTAIRS CLOAKROOM

FIRST FLOOR LANDING

BEDROOM ONE

11'0" x 8'1"

EN SUITE

BEDROOM TWO

13'10" x 8'2"

BATHROOM

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



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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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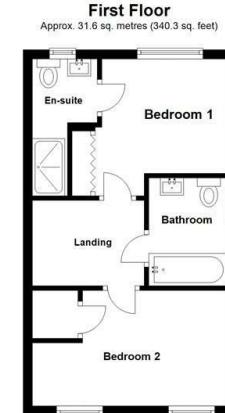
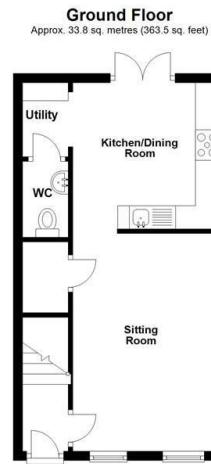
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Total area: approx. 65.4 sq. metres (703.8 sq. feet)

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


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			97
(92 plus)	A		
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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

