



To arrange a viewing
please call 01908 675747

This EXCITING 2/3 bedroom bungalow comprises of a LARGE living room and an open KITCHEN/DINER. WITH potential to turn it back into a 3 BEDROOM home by reconstructing the partition wall in bedroom 1 which was previously knocked down. Moving outside, the property also benefits from front and rear gardens. This property also comes with gated access into the plot, plus an advanced security system.

THIS PROPERTY IS NOT TO BE MISSED

Leading in to this gated property is a well presented front garden with a single garage. making our way into the property is a open kitchen/diner perfect for hosting family, moving out of the kitchen, into bedroom 1 and bedroom 2 which face the back garden. This property also benefits from a large living room.

- Bungalow
- 2/3 Bedrooms
- Kitchen/Diner
- Front Garden
- Large Living Room
- Garage

Location: Coffee Hall

Coffee Hall is a residential area situated to the South of Central Milton Keynes, within a short distance of the main shopping centre and theatre district. The area has sheltered housing, a Church, children's and family centre, a meeting place, local pub and a local park. Coffee Hall has its own school, providing education for children aged between 4 and 11.

Property Details

Entrance Hall

Kitchen/Diner
17'10" x 9'4"

Bedroom 1
15'4" x 14'4"

Bedroom 2
11'1" x 10'8"

Living Room
20'11" x 10'8"

Hallway
11'6" x 2'6"

Entrance Hall
9'3" x 5'8"

Garage



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TENURE

Freehold

Council tax band - B (£1,511 p/yr)

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.

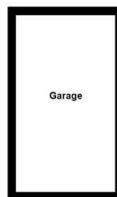
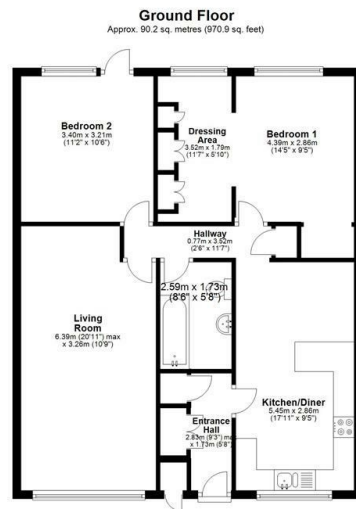
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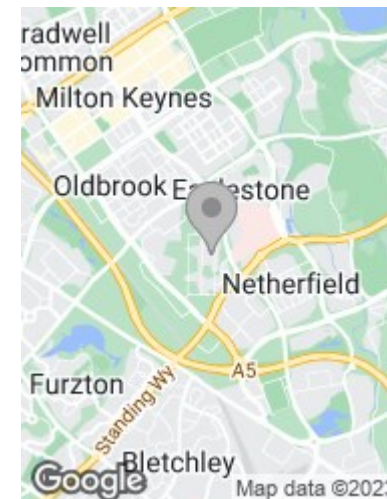




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Total area: approx. 90.2 sq. metres (970.9 sq. feet)



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		
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

