



To arrange a viewing  
please call 01908 675747

THREE BEDROOM LINK DETACHED with a SPACIOUS LIVING ROOM, PRIVATE REAR GARDEN, DRIVEWAY PARKING and a SINGLE GARAGE...

In further detail this three bedroom link detached property has been redecorated throughout and new carpets and briefly comprises of an entrance hall, downstairs cloakroom, spacious living room with patio doors and a large kitchen with access to the garden. To the first floor there are three double bedrooms, a family bathroom with shower and storage on the landing. Other benefits include driveway parking, single garage and a well presented private rear garden.

This property is offered unfurnished and available late October. EPC Rating: C

Minimum Contract Length: 12 Months with a Six Month Break Clause

Deposit equivalent to 5 weeks rent

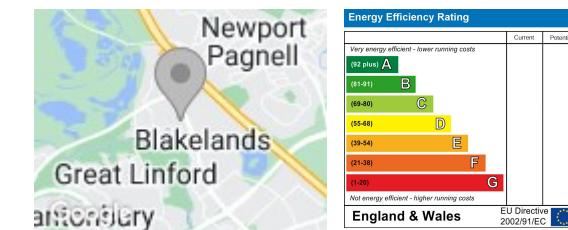
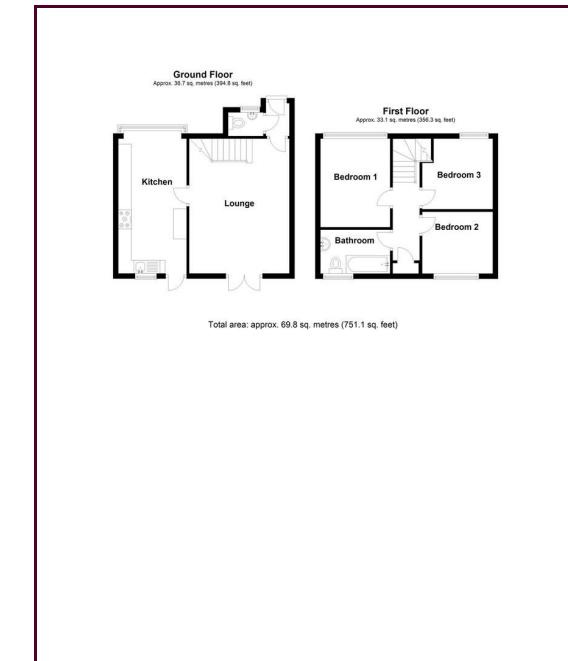
Council Tax Band: D

- Redecorated Throughout
- Well Presented Rear Garden
- New Carpets

- Offered Unfurnished
- Single Garage
- Downstairs Cloakroom

#### LOCATION: GIFFARD PARK

Giffard Park is situated to the north east of Milton Keynes. The area lies next to the Grand Union Canal. At the heart of Giffard Park lies the Local Centre. Here you will find a school, a parade of shops, a pub with restaurant and the community centre. Secondary education is at Stantonbury Campus. For children there is a play park and just the other side of the canal you will find Great Linford fields where there is a larger play park and a number of football pitches.



#### 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

