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To arrange a viewing  
please call 01908 675747

Within CLOSE PROXIMITY OF MILTON KEYNES CITY CENTRE this property boasts A LARGE LIVING ROOM with BALCONY, FOUR DOUBLE BEDROOMS, An IMMACULATE KITCHEN/DINER with a DOWNSTAIRS CLOAKROOM.

THIS AMAZING INVESTMENT OPPORTUNITY or FAMILY HOME backing on to PARKLANDS is not to be missed!

In brief this property comprises of entrance hall bedroom 4/5, downstairs cloakroom and kitchen/diner. To the first floor there is the Master bedroom and bedroom 2/ living room with balcony. The top floor leads to the family bathroom and a further two bedrooms. Outside has private rear garden & allocated parking.

- UPVC DOUBLE GLAZED
- CLOSE PROXIMITY TO CMK
- WALKING DISTANCE TO THE CMK TRAIN STATION
- PRIVATE REAR GARDEN
- BALCONY
- ALLOCATED PARKING

### LOCATION: Fishermead

Fishermead is located just south of Central Milton Keynes. The area is named after an old field name and takes on the grid design, like many others in the city, with a central boulevard. All of the facilities at the City Centre are under a mile away including restaurants and shopping facilities.

### Entrance Hall

**Kitchen/Diner**  
13'9" x 11'1"

**Bedroom 5**  
15'10" x 5'2"

**Cloakroom**

### FIRST FLOOR

**Landing**

**Master Bedroom**  
13'9" x 11'1"

**Living Room/ Bedroom 2**  
16'0" x 11'1"

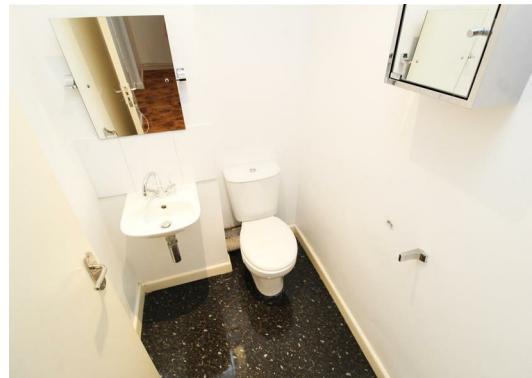
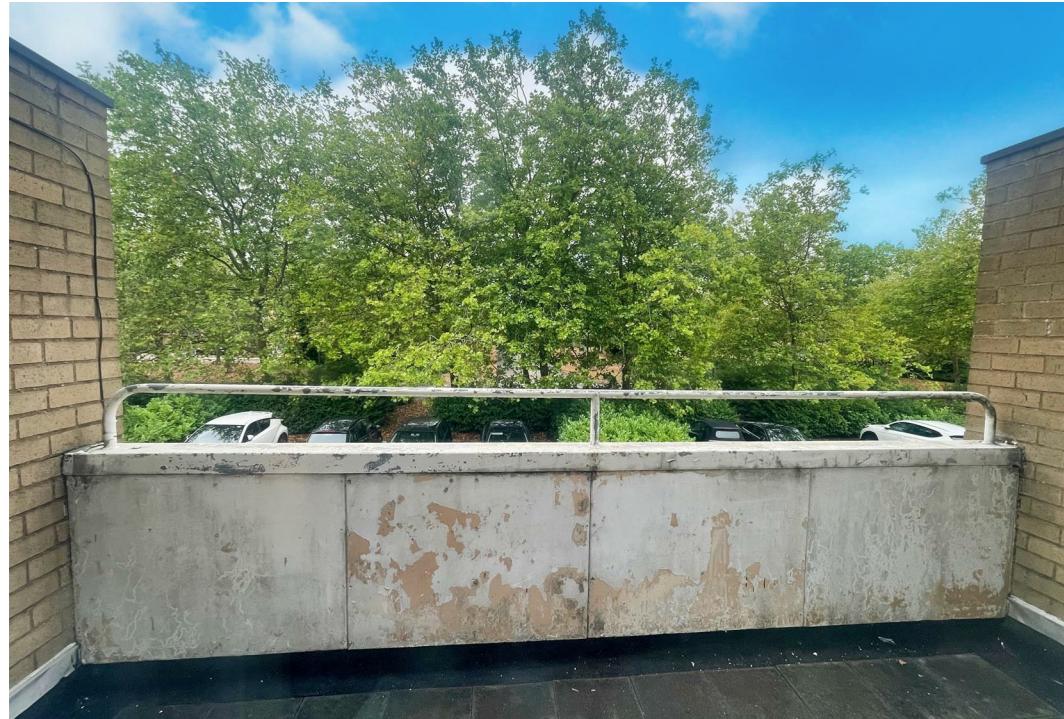
### SECOND FLOOR

**Landing**

**Bedroom 3**  
13'9" x 11'1"



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Bedroom 4

11'1" x 10'5"

Bathroom

OUTSIDE

Private Rear Garden

Allocated Parking

EPC

D Rating

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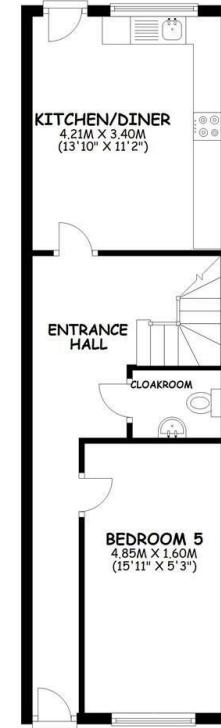
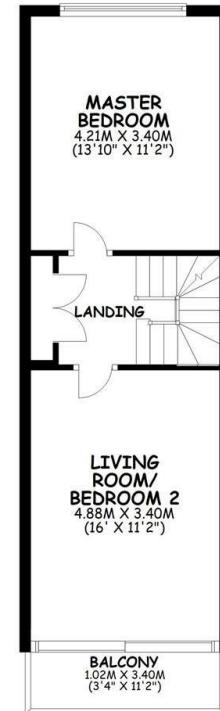


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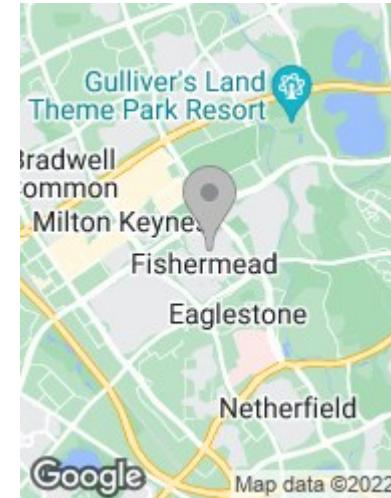


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**GROUND FLOOR**  
 APPROX. 30.9 SQ. METRES (332.1 SQ. FEET)

**FIRST FLOOR**  
 APPROX. 35.4 SQ. METRES (380.9 SQ. FEET)

**SECOND FLOOR**  
 APPROX. 38.2 SQ. METRES (411.6 SQ. FEET)


TOTAL AREA: APPROX. 104.5 SQ. METRES (1124.7 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

