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To arrange a viewing
please call 01908 675747

This IDEAL FIRST TIME BUYERS HOME boasts a LARGE PRIVATE REAR GARDEN, a SPACIOUS LOUNGE/DINER, TWO DOUBLE BEDROOMS, a MODERN KITCHEN, plus a LARGE FAMILY BATHROOM with THREE PIECE SUITE. Currently occupied by tenants, but will be sold with vacant possession.

*****Enquire Now*****

- Ideal First Time Buy or Investment
- Private Rear Garden
- Close to Local Amenities
- Driveway Parking
- 10 Mins Drive in CMK
- Great School Catchment Area

LOCATION: FURZTON

Furzton is a residential area with parks and Furzton Lake, which has walks and cycle-ways around it. The area is situated in South West Milton Keynes and has a linear park running through it, playing fields, allotments and a local shopping centre. Lower schools near to the area include Merebrook First, Emerson Valley Combined, Cold Harbour Combined and Wellsmead Middle in Bletchley. For secondary education the two schools that serve the area are Shenley Brook End School and Lord Grey School in Bletchley. The area is well served by local buses.

Ground Floor

Entrance

Kitchen

8'9" x 6'7"

Lounge/Diner

15'10" x 12'1"

First Floor

Bedroom One

12'1" x 8'1" plus 1'6" x 1'6"

Bedroom Two

12'2" x 4'9"

Bathroom

6'6" x 6'2"

Private Rear Garden

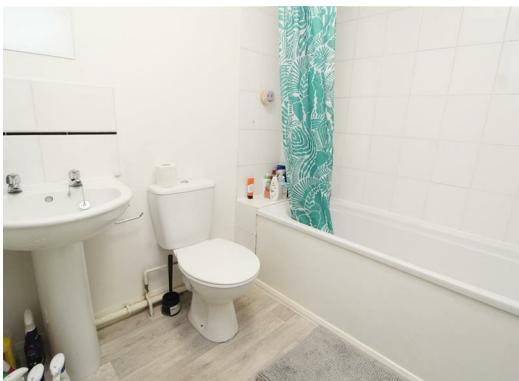
Tenure

Freehold

Council tax band - B (£1,511 p/yr)



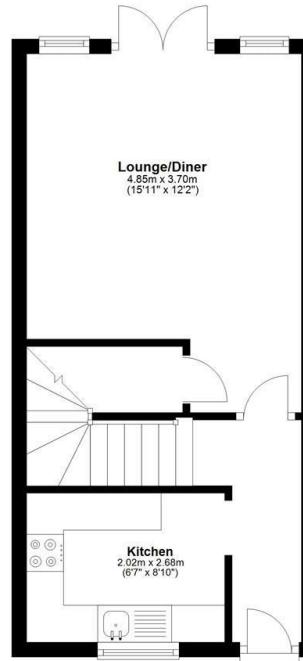
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Ground Floor

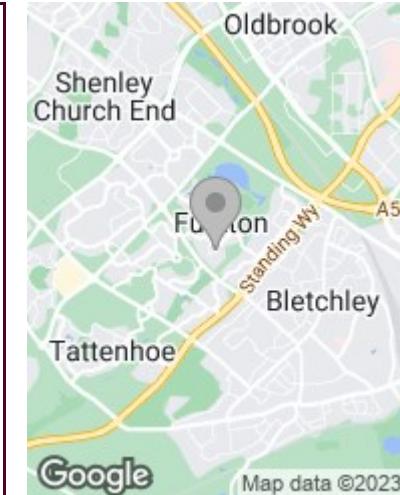
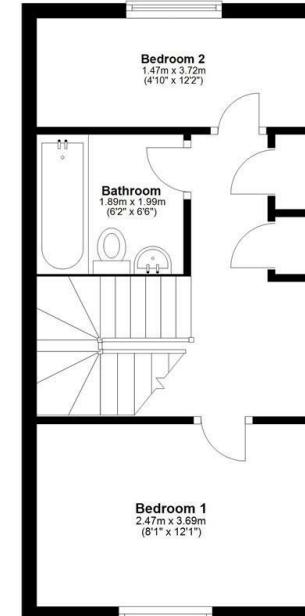
Approx. 29.5 sq. metres (317.5 sq. feet)



Total area: approx. 59.0 sq. metres (635.1 sq. feet)

First Floor

Approx. 29.5 sq. metres (317.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(81-91)	B		73
(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

