

To arrange a viewing  
please call 01908 675747



OFFERED CHAIN FREE this WELL MAINTAINED HOME benefits from three GOOD SIZED ROOMS, a SINGLE GARAGE, SPACIOUS LOUNGE/DINER and would make a GREAT FIRST TIME BUY or a GOOD INVESTMENT OPPORTUNITY.

- Downstairs Cloakroom
- Spacious Lounge/Diner
- Single Garage
- In Need of Refurbishment
- Great First Time Buy
- Ideal Investment Opportunity

LOCATION: EAGLESTONE

ENTRANCE HALL

DOWNSTAIRS CLOAKROOM

LOUNGE/DINER  
22'2" x 10'4"

KITCHEN  
10'11" x 10'8"

FIRST FLOOR LANDING

BEDROOM ONE  
10'7" x 10'9"

BEDROOM TWO  
13'10" x 10'5"

BEDROOM THREE  
11'6" x 7'3"

BATHROOM

REAR GARDEN

SINGLE GARAGE

TENURE  
Freehold



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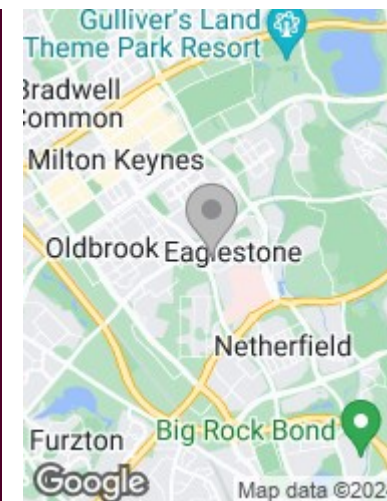


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Total area: approx. 88.3 sq. metres (950.3 sq. feet)

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



#### Energy Efficiency Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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

