



To arrange a viewing  
please call 01908 675747

### \*\*\* FULL HMO LICENSE WITH BUILDING REGS AND PLANNING PERMISSION \*\*\*

Within CLOSE PROXIMITY OF MILTON KEYNES CITY CENTRE this property boasts A LARGE MASTER BEDROOM with BALCONY and EN-SUITE, FOUR further DOUBLE BEDROOMS, A LARGE KITCHEN/DINER with a DOWNSTAIRS CLOAKROOM. To the rear of the property is PRIVATE REAR GARDEN and backs on to PARKLANDS. DO NOT MISS OUT ON THIS AMAZING INVESTMENT OPPORTUNITY.

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

The property is currently being redecorated and was bought by the current owner in 2007 with a HMO licence and since then has been a fully operational HMO with full planning permission and building regulations.

- HMO LICENCE WITH PLANNING PERMISSION AND BUILDING REGS
- CLOSE PROXIMITY TO CENTRAL MILTON KEYNES
- FIVE DOUBLE BEDROOMS
- EN-SUITE TO MASTER
- DECORTAED
- HUGE INVESTMENT POTENTIAL

### 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.

### GROUND FLOOR

Entrance Hall  
11'8" x 3'1"

Hall  
11'10" x 10'0"

Kitchen  
14'2" x 11'10"

Cloakroom  
4'5" x 4'1"

Bedroom 5  
15'1" x 8'4"

### FIRST FLOOR

Hall

Master Bedroom  
11'8" x 6'6"

En-Suite

Balcony  
11'10" x 5'6"

Bedroom 2  
13'10" x 11'10"

### SECOND FLOOR

Hall  
11'8" x 6'0"

Bedroom 3  
13'10" x 11'10"

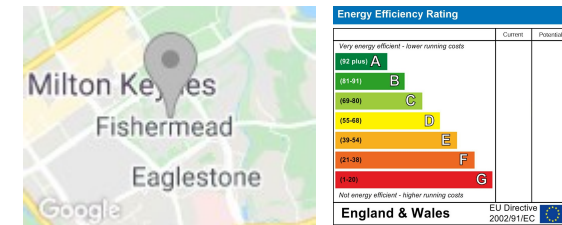
Bedroom 4  
11'8" x 9'3"

Bathroom  
7'1" x 6'2"

Tenure  
Freehold

Private Rear Garden

Full HMO



### 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

