



To arrange a viewing  
please call 01908 675747

IN THIS HIGHLY SOUGHT AFTER AREA of Bradville, and WITHIN CLOSE PROXIMITY OF CMK. Boasting TWO DOUBLE BEDROOMS, a DOWNSTAIRS CLOAKROOM and A SINGLE GARAGE with DRIVEWAY PARKING FOR TWO CARS. ENQUIRE NOW SO NOT TO MISS OUT!

This fantastic three bedroom home briefly comprises of a entrance hall, kitchen, lounge/diner and cloakroom to the ground floor. Upstairs has three bedrooms coming off the hallway, and a family bathroom. To the outside is a private rear garden and to the side is a single garage with driveway parking for two cars.

- OFFERED CHAIN FREE
- SINGLE GARAGE
- DRIVEWAY PARKING
- CLOSE PROXIMITY TO CMK
- PRIVATE REAR GARDEN
- DOWNSTAIRS CLOAKROOM

#### LOCATION: BRADVILLE

#### GROUND FLOOR

##### Entrance Hall

##### Kitchen

8'11" x 7'10"

##### Lounge/Diner

15'10" x 14'11"

##### Cloakroom

#### FIRST FLOOR

##### Hall

**Bedroom 1**  
10'11" x 8'11"

**Bedroom 2**  
10'11" x 8'11"

**Bedroom 3**  
7'10" x 6'11"

**Bathroom**

#### OUTSIDE

**Private Rear Garden**

**Garage**

**Driveway Parking**

#### Tenure

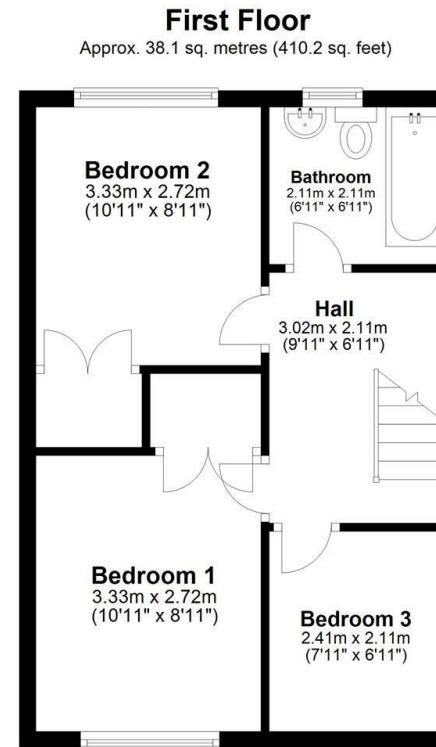
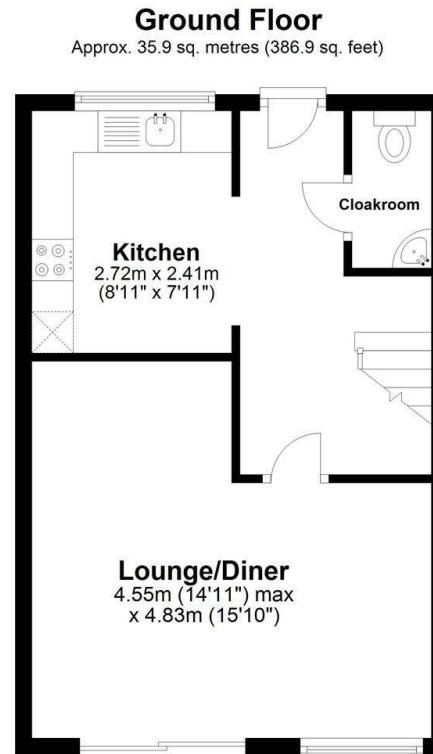
Freehold



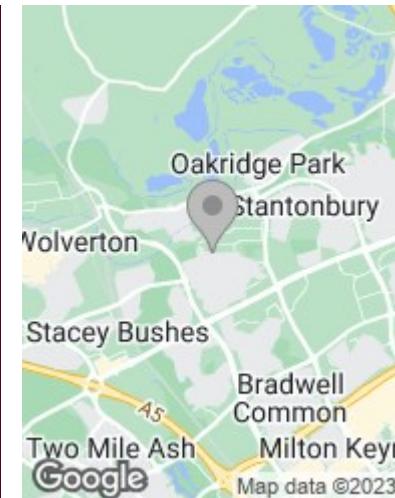
To arrange a viewing  
please call 01908 675747



To arrange a viewing  
please call 01908 675747



Total area: approx. 74.1 sq. metres (797.1 sq. feet)



| 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            |

