



To arrange a viewing
please call 01908 675747

**** WALK THROUGH VIDEO TOUR WITHIN LISTING****
This INCREDIBLY WELL PRESENTED Victorian property has ORIGINAL FEATURES with all the benefits of MODERN LIVING. EXTENDED to the rear with a LANDSCAPED REAR GARDEN and a BRICK BUILT garden room, must be seen to be appreciated.

In further detail, this wonderfully presented mid-terrace property comprises of a living room, dining room, kitchen and cloakroom to the ground floor. Upstairs boasts two double bedrooms with a built in wardrobe/bedroom 3 off from the master, and a family bathroom. There is also a converted loft room on the second floor. To the rear is a well maintained garden, perfect for entertaining which also catches the sun all afternoon. With an outside brick built utility room.

Energy Efficiency Rating: D.

- Large Loft Conversion
- Downstairs Cloakroom
- Brick Built Garden Room
- Immaculately Presented
- Separate Dining Room
- Village Location

LOCATION: ASPLEY GUISE

The popular village of Aspley guise is located on the out skirts of Milton Keynes. The village has good local facilities including church, public houses, hotel, outstanding primary school and is close to the famous Woburn Golf Club. Nearby Woburn Sands offers a wide range of amenities and leisure facilities including a busy High Street with shops and a variety of places to eat. The M1 motorway is conveniently close and there is a train station in Aspley guise to Bedford and Milton Keynes (Which provides the fast train services to London Euston)

Here you can find that village-type atmosphere within relatively close proximity of Milton Keynes.

LIVING ROOM
11'1" x 10'11"

DINING ROOM
14'11" x 10'11"

KITCHEN/DINER
8'7" x 6'7"

MASTER BEDROOM
10'11" x 10'11"

WALK IN WARDROBE/ BEDROOM
THREE
10'11" x 5'10"

BATHROOM

BEDROOM TWO
10'11" x 7'10"

LOFT ROOM
22'11" x 10'11"

TENURE
Freehold



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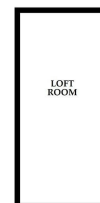
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 67 | 69 |
| (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

