

To arrange a viewing
please call 01908 675747

**** 30% SHARED OWNERSHIP + £25,000 CASH PREMIUM WITH MILTON KEYNES COUNCIL ** OFFERED CHAIN FREE** in a **HIGHLY DESIRABLE LOCATION**, is this **GENEROUSLY PROPORTIONED** two **DOUBLE BEDROOM** property. Also **BENEFITING** from a **DOUBLE CAR DRIVEWAY** and a **SPACIOUS REAR GARDEN**.

In further detail this property comprises of a entrance hall, lovely spacious kitchen/diner and a cosy living room with double doors to the rear garden. Upstairs consists of two double bedrooms and a three piece suite family bathroom. To the rear is a private rear garden and to the front is driveway parking for two vehicles.

- MKBC
- £25,000 Premium
- Canal Side
- Two Double Bedrooms
- Rear Garden
- 30% Shared Ownership

LOCATION: GIFFARD PARK

Giffard Park is situated to the north east of Milton Keynes. The area lies next to the Grand Union Canal. At the heart of Giffard Park lies the Local Centre. Here you will find a school, a parade of shops, a pub with restaurant and the community centre. Secondary education is at Stantonbury Campus. For children there is a play park and just the other side of the canal you will find Great Linford fields where there is a larger play park and a number of football pitches.

KITCHEN/DINER

10'5" x 9'4"

LIVING ROOM

15'7" x 9'1"

DOWNSTAIRS CLOAKROOM

BEDROOM ONE

15'7" x 9'1"

BEDROOM TWO

10'5" x 8'9"

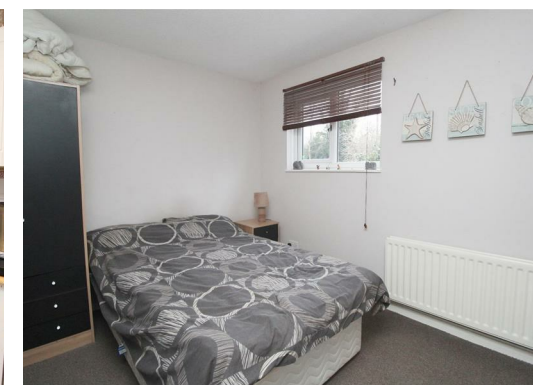
FAMILY BATHROOM

REAR GARDEN

DRIVEWAY

TENURE: LEASEHOLD

We have been advised the rent to Milton Keynes Council is £223 per month - this also includes Buildings Insurance.

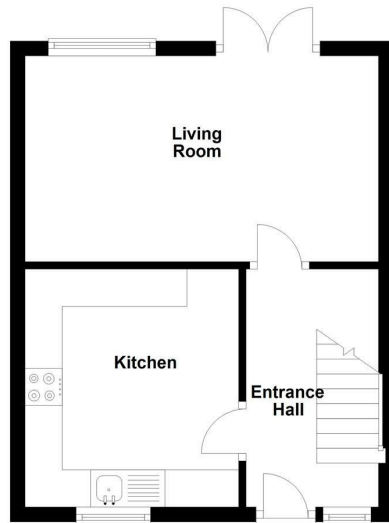


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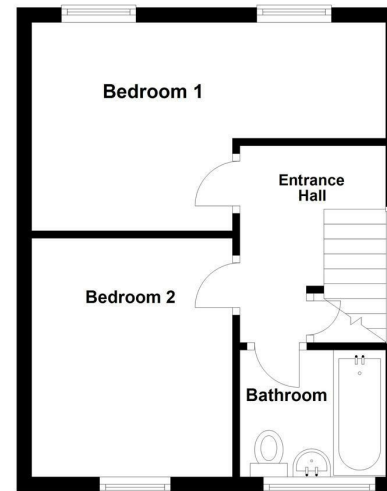


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Ground Floor



First Floor



Energy Efficiency Rating

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

