

Gramwell, Milton Keynes, MK5 6DE

CARTERS residential

7 Gramwell
Shenley Church End
Milton Keynes
MK5 6DE

£270,000

A 3 bedroom semi detached house with garage, located in the popular Shenley Church End, with a sought after school catchment.

The property has accommodation set on two floors comprising an entrance hall, lounge/dining room and kitchen. On the first floor there are 3 bedrooms and a bathroom. Outside the property has a driveway, front garden, a garage and an enclosed rear garden.

The property is conveniently located just a short walk to the local shopping centre with many shops to include a large Sainsbury's and dining pub.

The house is offered for sale with vacant possession and no onward the chain - early viewings recommended.

- Semi Detached House
- 3 Bedrooms
- Lounge/ Dining Room
- Kitchen
- Front & Rear Gardens
- Garage & Driveway
- Popular Location
- CHAIN FREE SALE

















Ground Floor
The front door opens to an entrance hall with a storage cupboard, stairs to the first floor and doors to both rooms.

A lounge/dining room located to the rear has a window and door opening to the rear garden and an under stairs cupboard.

The kitchen has a range of units to floor and wall levels with worktops and the sink unit. Space for appliances. Window to the front. Gas central heating boiler.

First Floor
The landing has access to the loft, a storage cupboard and doors to all rooms.

Bedroom 1 is a double bedroom located to the front with a large walk in cupboard.

Bedroom 2 is located to the rear.

Bedroom 3 is a single bedroom located to the rear.

The bathroom has a suite comprising WC, wash basin and bath with mixer tap shower over.

Outside
To the front, a pathway leads to the front door and a concrete driveway offers parking for one car leading to the garage. A shared pathway to the side with gated access gives access to the rear garden.

The rear garden has a patio, lawns and is enclosed by fencing and shrubs.

Garage
Single garage next to the house with an up and over door and a pitched tiled roof with loft storage.

Heating
The property has gas to radiator central heating.

Cost/ Charges/ Property Information
Tenure: Freehold
Local Authority: Milton Keynes Council
Council Tax Band: C

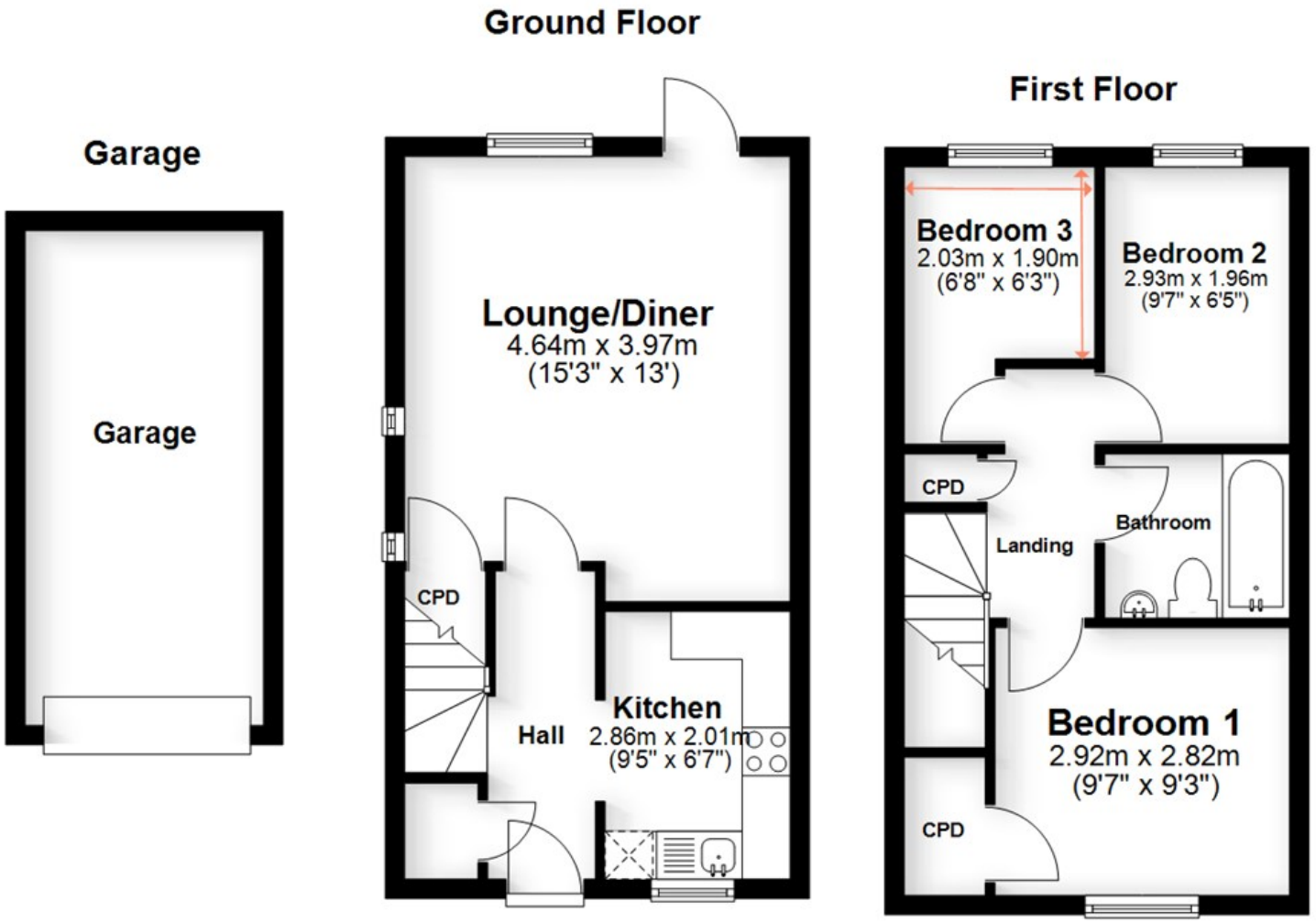
Location - Shenley Church End
Shenley Church End is a popular location set to the west of Milton Keynes. Schooling is well served with a number of Primary and Secondary schools in close proximity. This particular property is also situated within a short walking distance to numerous exclusive school buses serving the Buckingham and Aylesbury Grammar Schools.
Shenley Church End has it's own local centre with an array of shops and Central Milton Keynes is approximately 2 miles away from this property. The mainline Central Milton Keynes train station is 1.4 miles away offering regular 30 minute (approx) journeys into London Euston, along with regular access to the North.

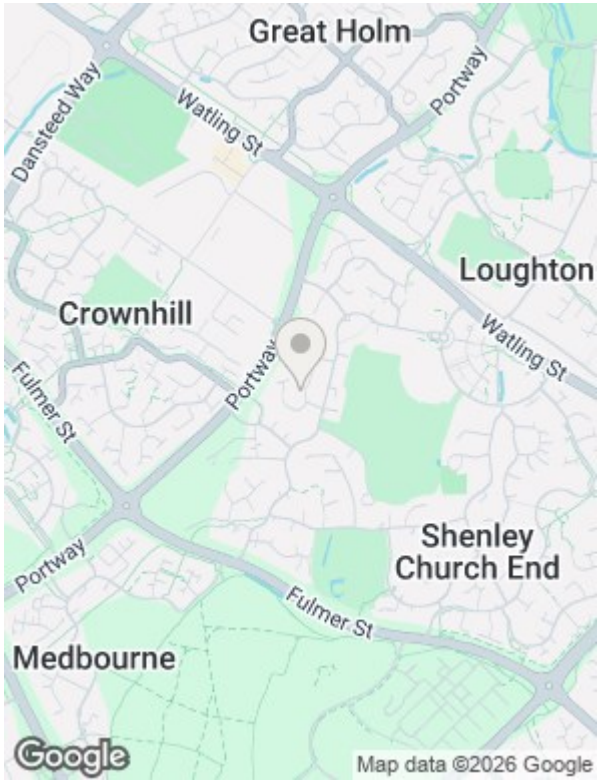
Note for Purchasers
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

Disclaimer
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.





Viewing Arrangements

By appointment only via Carters.
We are open 7 days a week for your convenience

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carters.co.uk

59 High Street, Stony Stratford, MK11 1AY

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

