



Burghley Court, Milton Keynes, MK8 9EL





**19 Burghley Court  
Great Holm  
Milton Keynes  
MK8 9EL**

**£275,000**

**A 2 bedroom semi detached house in a popular location, just a short walk to the local shop, and short drive or cycle to CMK Railway Station.**

The house has accommodation set on two floors comprising an entrance hall, lounge/dining room and a kitchen. On the first floor there are 2 good size bedrooms plus a bathroom. Outside the property has a driveway with parking to the front, front garden, and a good sized south facing rear garden.

There was a local Morrisons store just a short walk away and CMK railway station is within short cycling distance.

Offered for sale with a possession and chain free.

- CHAIN FREE SALE
- 2 Bedroom House
- Lounge/ Dining Room
- Kitchen
- 2 Bedrooms
- Front & Rear Gardens
- Driveway for One Car
- Cycle to CMK Station







**Carters can  
arrange for you to  
view this property  
7 days a week**



### **Ground Floor**

An entrance hall has open doorways to the kitchen and lounge/dining room.

The lounge/dining room has sliding patio doors and a window overlooking the rear garden and stairs to the first floor.

The kitchen has a range of units to floor and wall levels and integrated gas hob, electric oven and space for three other appliances. Window to the front and 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 rear with fitted wardrobes and a further recess ideal for additional wardrobes - with shelving and hanging rail.

Bedroom 2 is located to the front.

The bathroom has a suite comprising WC, wash basin and a bath with mixer tap shower. Window to the front.

### **Outside**

A block paved driveway provides off-road parking for one car and a passageway to the side has gated access to the rear garden.

The rear garden has a timber deck, lawns and is enclosed by fencing with rear gated access. It benefits from a southerly aspect.

### **Heating**

The property has gas to radiator central heating.

### **Cost/ Charges/ Property Information**

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band: B

### **Location - Great Holm**

Great Holm is well placed at only half a mile from Milton Keynes Central railway station and just over a mile to the city centre with its great shops and other facilities. In contrast it also has

pleasant open areas around Lodge Lake with Loughton Valley linear park nearby for walks though the ancient village of Loughton to the Teardrop Lakes.

### **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 undertake 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.

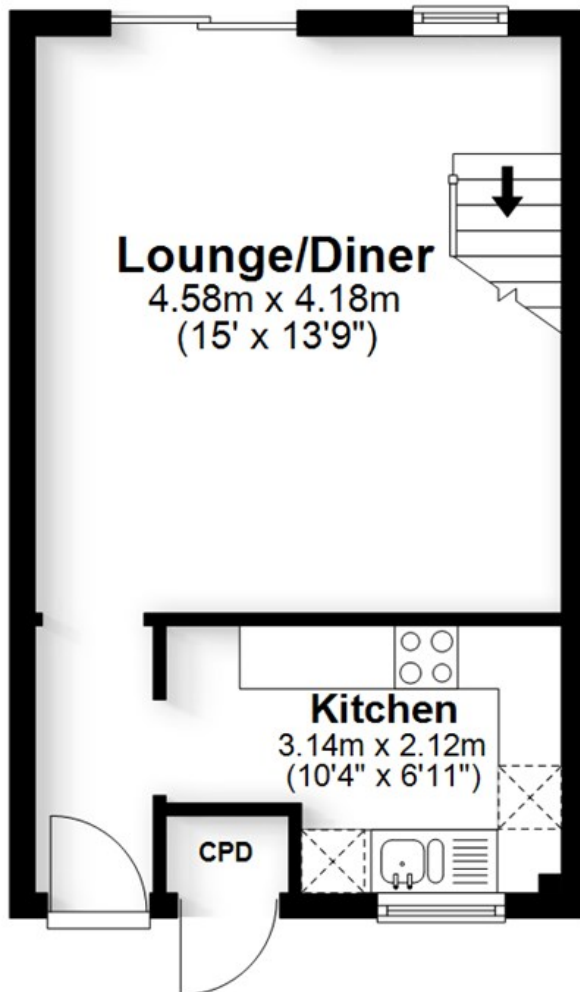
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

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

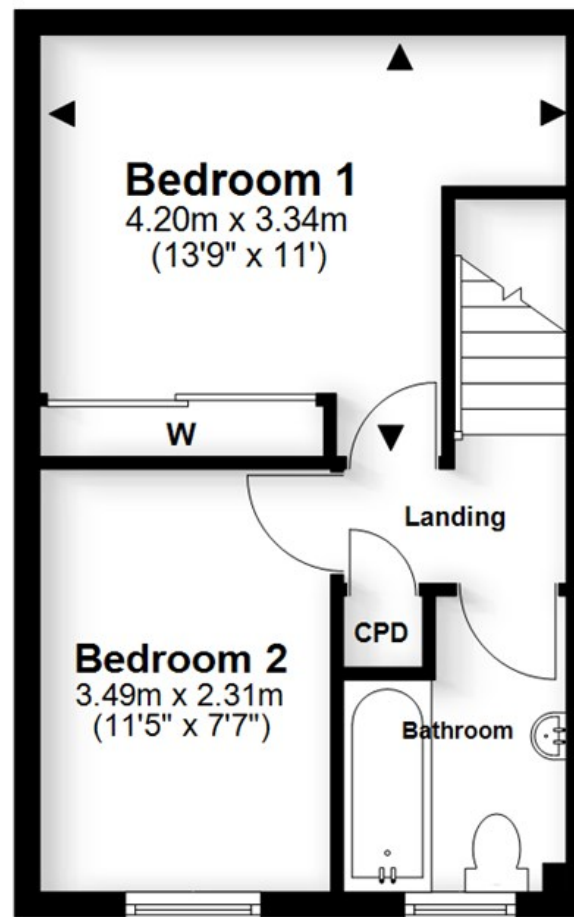
### **Disclaimer**

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.

## Ground Floor

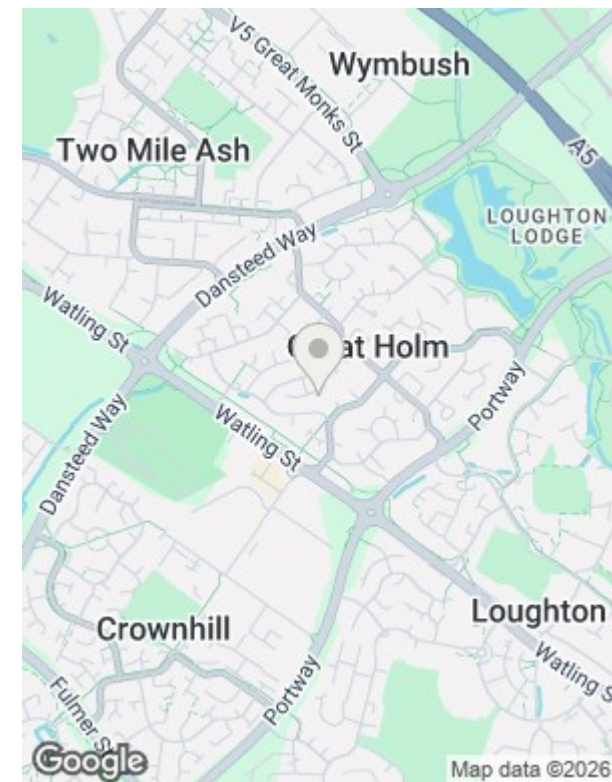


## First Floor



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.



### Viewing Arrangements

By appointment only via Carters.

We are open 7 days a week for your convenience

01908 561010

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carters.co.uk

59 High Street, Stony Stratford, MK11 1AY



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

