



Tatling Grove, Walnut Tree, MK7 7EQ

76 Tatling Grove  
Walnut Tree  
Milton Keynes  
MK7 7EQ

£126,000

**A small studio bungalow on the edge of the popular Walnut Tree development.**

The bungalow has accommodation set on a single level comprising an entrance hall, studio living room/bedroom, kitchen, separate dressing area, and shower room. Outside it has a private rear garden.

The property does require some modernisation – but has been priced to reflect this- and would make an ideal first home or investment property.

Offered for sale chain free and priced for a quick sale.

- Studio Bungalow
- End of Terrace
- Living/ Bedroom
- Kitchen
- Shower Room & Dressing Room
- Private Garden
- Requires Modernisation
- Vacant - Chain Free Sale





## Accommodation

The front door opens to a hall which has a storage cupboard and a door to the studio living/bedroom.

The living room/ bedroom has a box bay window to the side overlooking the rear garden and doors to the kitchen and dressing room.

The kitchen has floor and wall level units, worktops, a sink and space for three appliances. Window to the front.

A dressing area has a wardrobe, airing cupboard and a doorway to the shower room.

The shower room has a WC, wash basin and shower cubicle.

## Outside

A pathway leads the front door and there is side gated access to the rear garden.

The rear garden is laid with lawn and enclosed by fencing and hedges.

## Heating

Electric storage radiator heating.

## 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

## Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

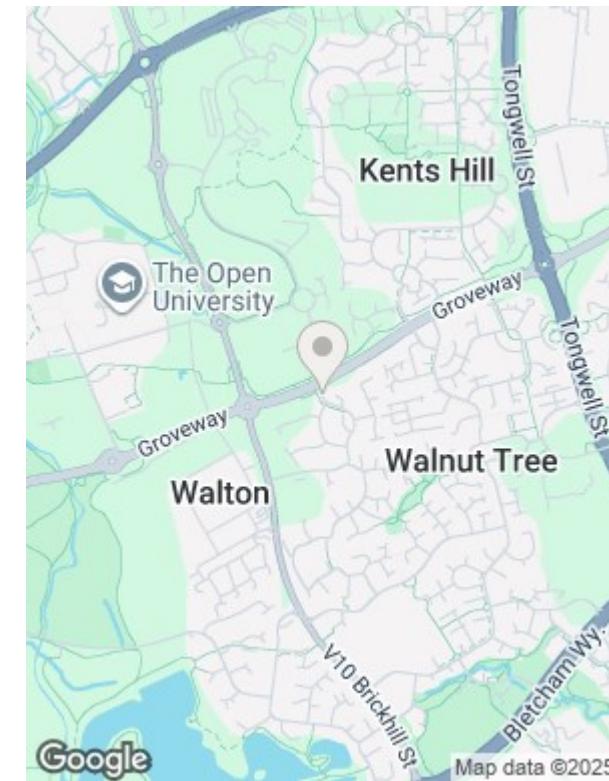
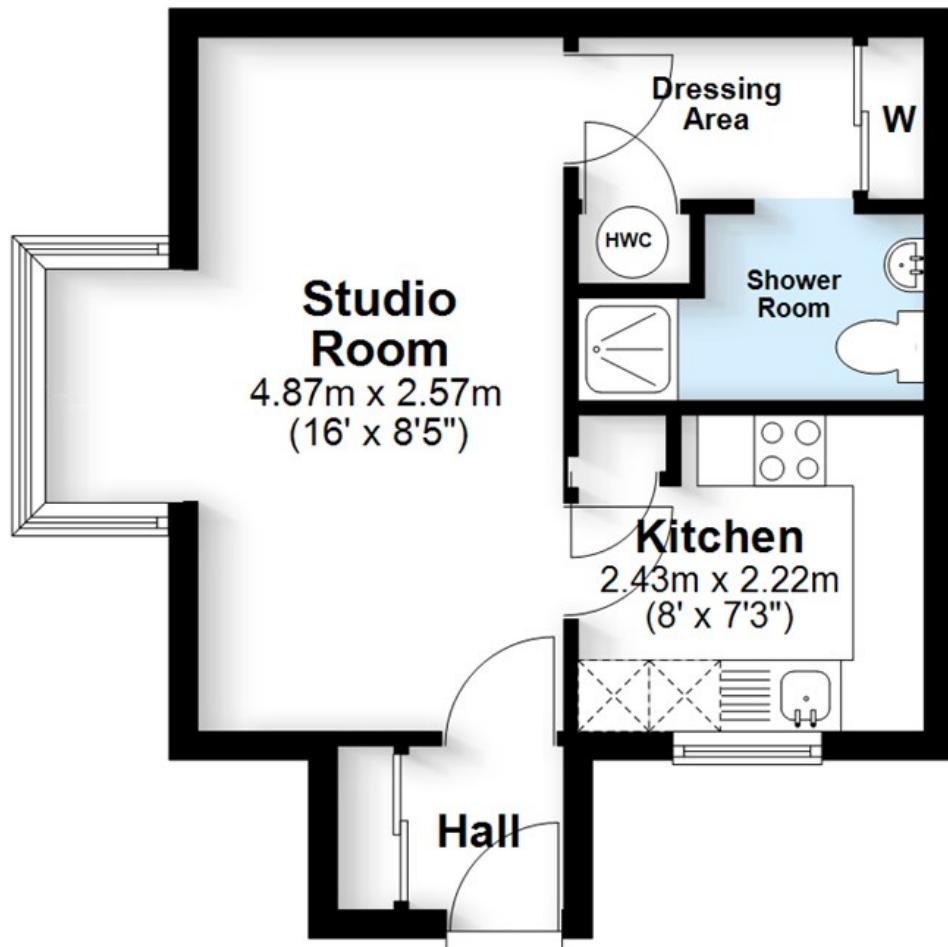
Council Tax Band:

## 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



## Viewing Arrangements

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

01908 561010

[miltonkeynes@carters.co.uk](mailto:miltonkeynes@carters.co.uk)

[carters.co.uk](http://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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	98	
(81-91)	B		
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

