



Nova Lodge, Emerson Valley, MK4 2JB



15 Nova Lodge  
Emerson Valley  
Milton Keynes  
MK4 2JB

**Offers In The Region Of £215,000**

**Carters are delighted to offer for sale this one-bedroom terrace home situated in a cul de sac location in the popular area of Emerson Valley.**

The accommodation comprises, entrance hall, kitchen, lounge/dining with access to the rear garden. On the first floor there is a spacious double bedroom and a three piece bathroom. To the outside, there are front and rear gardens, and off road parking to the front.

This property will make an ideal first time or investment purchase.

- A ONE BEDROOM TERRACE HOUSE
- LOUNGE/DINING
- SEPARATE KITCHEN
- GAS TO RADIATOR CENTRAL HEATING
- DOUBLE GLAZED
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING
- NO UPPER CHAIN





### Entrance Hall

The property is entered via a part obscure double glazed front door into the entrance hall. Coats cupboard housing the fusebox. Understairs storage cupboard. Access to the kitchen. Glazed panel door to the lounge/dining.

### Lounge/Dining

11'9 x 11'1

Stairs rising to the first floor landing. Sliding double glazed patio doors to the rear garden.

### Kitchen

9'1 x 5'4

The kitchen is located to the front of the property and is fitted in a range of units to wall and base levels with worksurfaces over and an inset sink/drainer. Built-in electric oven with four ring gas hob and extractor hood over. Free-standing washing machine and free-standing fridge/freezer. Wall mounted gas central heating boiler. Double glazed window to the front aspect.

### First Floor Landing

Double glazed window to the front aspect.

### Bedroom

14'1 (max) x 11'9

Good size double room with a double glazed window to the rear aspect overlooking the rear garden. Access to the loft. Airing cupboard housing the hot water tank.

### Bathroom

6'10 x 5'7

White suite comprising low level w.c., pedestal mounted wash hand basin and a panel bath with shower over. Ceiling mounted extractor. Obscure double glazed window to the front aspect.

### Exterior

The front garden has a small laid to lawn area with allocated parking for one vehicle and a path leading to the front door. The rear garden has a small paved patio area, remainder is laid to lawn with a further paved area offering hard-standing for a shed. Gated rear access.

### Cost/ Charges/ Property Information

Tenure: Freehold.

Local Authority: Milton Keynes Council.

Council Tax Band: B.

### Location - Emerson Valley

Emerson Valley is a popular location on the sought after western flank of Milton Keynes. There is a good mix of residential housing and open park spaces with plenty of play areas and attractive walks for families; Furton Lake and Howe Park Woods are also nearby. Westcroft District Centre has a large supermarket plus further range of shops, eateries, doctors and dentist surgeries. Howe Park School and Emerson Valley School are located within the estate and Shenley Brook End secondary school is in close proximity.

### 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.

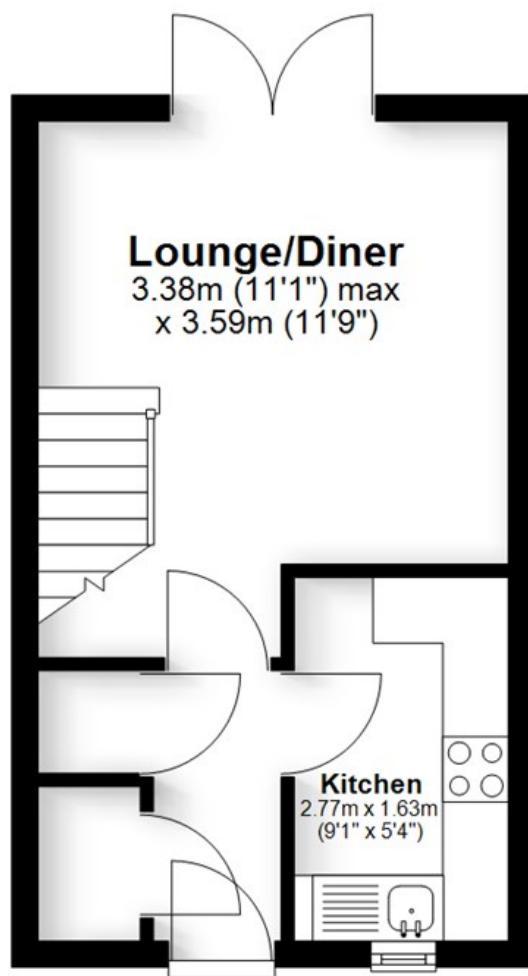
We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

### Disclaimer

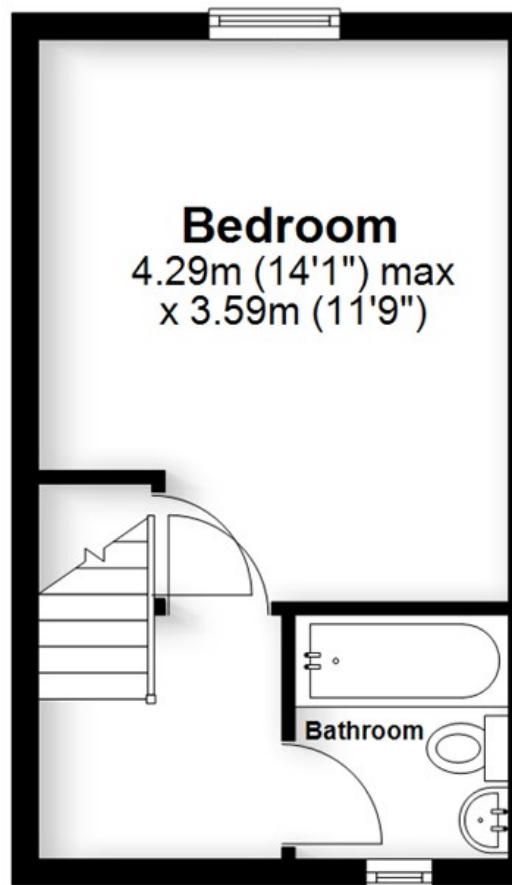
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. 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

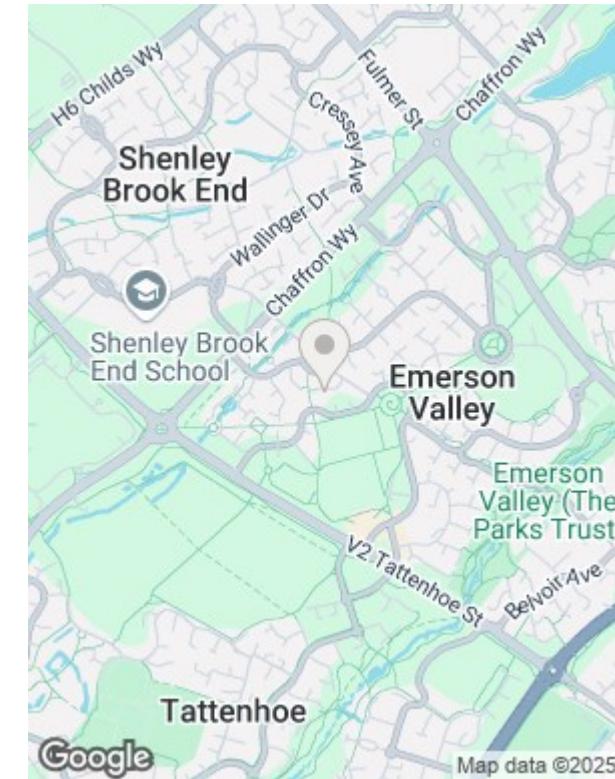


## First Floor



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

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| Energy Efficiency Rating                    |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (92 plus)                                   | A |         | 89        |
| (81-91)                                     | B |         |           |
| (69-80)                                     | C | 70      |           |
| (55-68)                                     | D |         |           |
| (39-54)                                     | E |         |           |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| EU Directive 2002/91/EC                     |   |         |           |
| England & Wales                             |   |         |           |

