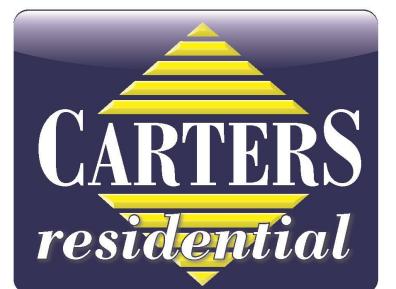




Broomlee, Bancroft, MK13 0PU



22 Broomlee  
Bancroft  
Milton Keynes  
MK13 0PU

£350,000

**A 3 bedroom detached house with gardens, driveway and garage which requires some updating and offered for sale with no upper chain.**

The property has accommodation set on two floors, comprising; an entrance hall, cloakroom, lounge and dining rooms, kitchen and a conservatory. On the first floor there are 3 bedrooms and a shower room. Outside the property has gardens to the front and rear, a driveway and a garage.

It is located on a popular development with good access to many facilities such as Central Milton Keynes, 2 railway stations, and is just a short walk to some lovely parkland from long reaching countryside walks.

A perfect blank canvas to create your dream home – offered with vacant possession and no onward chain

- Detached House
- 3 Bedrooms
- 2 Reception Rooms
- Downstairs Cloakroom
- Conservatory
- Garage & Driveway
- Popular Location
- NO ONWARD CHAIN





## Ground Floor

A front door opens to the hall which has stairs to the first floor and doors to all rooms.

The cloakroom has a suite comprising WC, wash basin and a window to the side.

The living room has a window to the reared and an open doorway to the dining room. The dining room has patio doors open to the conservatory.

A kitchen has a range of units to floor and wall levels, worktops and a sink units. Window to the front and a door to the side.

The conservatory is of timber and glazed construction— it requires some attention.

## First Floor

The landing has an airing cupboard, access to the loft and doors to all rooms.

Bedroom 1 is a double bedroom located to the rear, with a range of fitted wardrobes.

Bedroom 2 is a double bedroom located to the rear, with fitted wardrobes

Bedroom 3 is a single bedroom located to the front.

The shower room has a suite comprising WC, wash basin and shower cubicle. Window to the side.

## Outside

A front garden is laid with lawn, and a driveway to the side leads to the garage. Gated access to the rear garden.

Rear garden has patio, lawns and stocked beds. The garden is enclosed by fencing.

## Garage

Brick build single garage with a pitched tiled

roof, up and over door, rear access door and loft storage.

## Heating

The property has gas to radiator central heating.

## Cost/ Charges/ Property Information

Tenure: Freehold

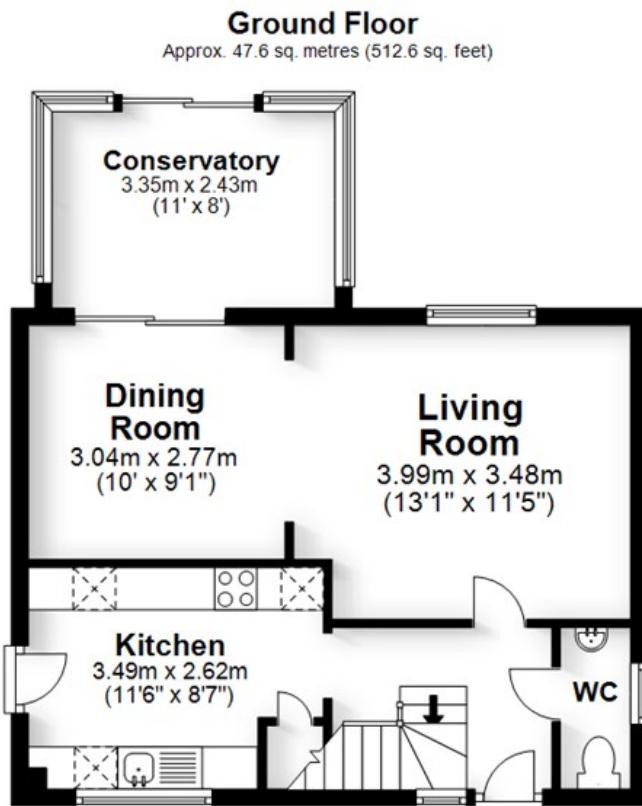
Local Authority: Milton Keynes Council

Council Tax Band: D

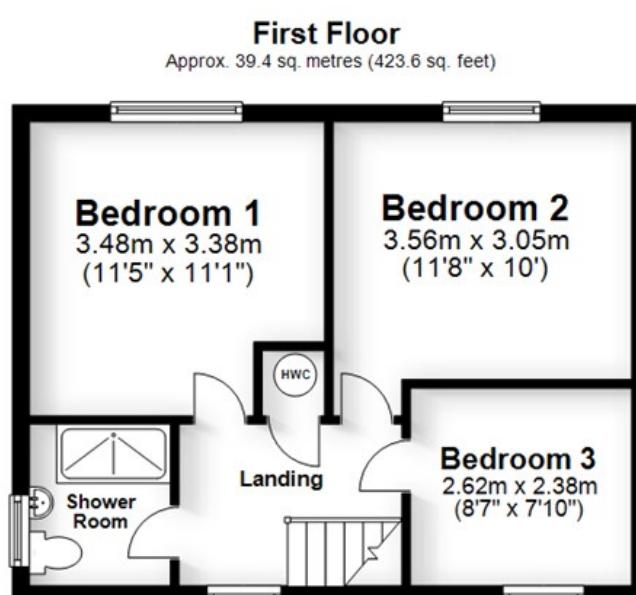
## Disclaimer

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.





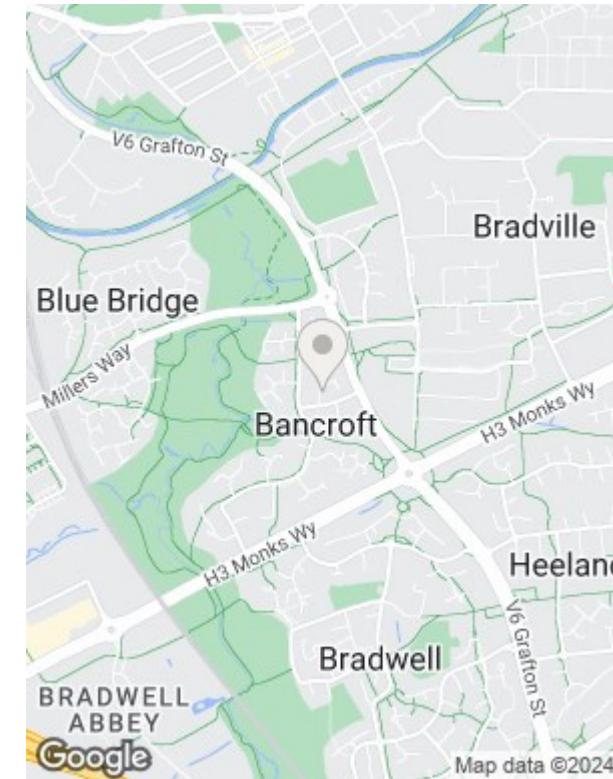
**Garage**  
Approx. 13.7 sq. metres (146.9 sq. feet)



**Total area: approx. 100.6 sq. metres (1083.2 sq. feet)**

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

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

59 High Street, Stony Stratford, MK11 1AY

[onTheMarket.com](#) [rightmove.co.uk](#) The UK's number one property website

[The Property Ombudsman](#)

[FINE & COUNTRY](#)

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92 plus)	A		85
(81-91)	B		66
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	

