



Rochfords, Milton Keynes, MK6 5DN



**131 Rochfords
Coffee Hall
Milton Keynes
MK6 5DN**

Offers Over £325,000

****ATTENTION INVESTMENT BUYERS****

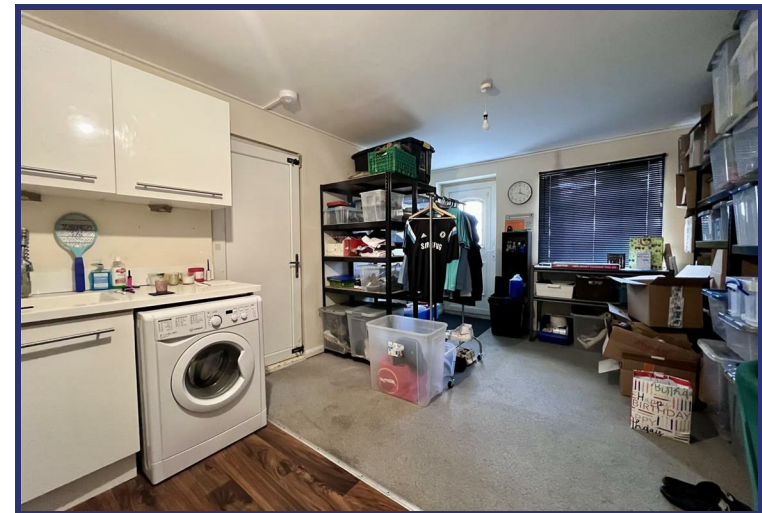
Carters are delighted to offer for sale this unique investment opportunity, which comprises a three bedroom, two storey house and a self-contained, one bedroom ground floor apartment/annex. Originally a three bedroom property with integral garage; the property has been converted into two dwellings.

The main house has accommodation which comprises, entrance hall, cloakroom, bathroom, double bedroom, plus a store/utility on the ground floor. There is a connecting door into the one bedroom apartment/annex. The first floor has a living room with a balcony to the rear, two double bedrooms and a kitchen.

The accommodation to the apartment comprises a kitchen/lounge, double bedroom and a shower room. Both properties have access to the rear garden.

TENANTS TO REMAIN IN SITU - INVESTORS ONLY.

- IDEAL INVESTMENT OPPORTUNITY
- THREE BEDROOM HOUSE
- ONE BEDROOM APARTMENT/ANNEX
- FREEHOLD





House - Accommodation

The property is entered via a UPVC front door into the entrance hall. Stairs rising to the first floor landing. Doors to bathroom, utility room/storeroom, bedroom and cloakroom. The cloakroom comprises a low level w.c.

The bedroom is located to the rear of the property with a double glazed window and a UPVC double glazed door leading to the rear garden. Door to the utility room/storeroom. A two piece bathroom is located to the front of the property and has an obscure UPVC double glazed window to the front aspect and a suite comprising a panel bath and a wash hand basin.

From the hallway there is a connecting door to the apartment/annex.

First Floor Landing

On this level there is a living room with sliding patio doors opening onto a balcony, two double bedrooms and a kitchen.

The kitchen is fitted in a range of units to wall and base levels with worksurfaces over and an inset sink/drain. Wall mounted gas central heating boiler. Plumbing for washing machine. Space for fridge/freezer. UPVC double glazed window to front aspect.

Apartment/Annex - Accommodation

Enter via a UPVC front door into the kitchen/lounge. Double glazed window to the front aspect. Kitchen is fitted in a range of units to wall and base levels with worksurfaces over and an inset sink/drain. Electric oven and hob. Connecting door into the main house.

A door leads into the bedroom which has a UPVC double glazed window to the rear aspect. UPVC double glazed door to the garden. Sliding doors give access to an en-suite comprising low level w.c., wash hand basin and shower.

Exterior

The front garden is laid to lawn with a path leading to entrance to both properties. The rear garden is fully enclosed by timber fencing. Paved seating area. Remainder is laid to lawn.

Cost/ Charges/ Property Information

Tenure: Freehold.

Local Authority: Milton Keynes City Council.

Council Tax Band: Band A for both the house & the apartment/annex.

Location - Coffee Hall

Coffee Hall is conveniently located close to Central Milton Keynes and all of its amenities. Centre MK, the Xscape building and the theatre district are all within easy reach and offer a range of retail, recreational and entertainment facilities.

Note for Purchasers

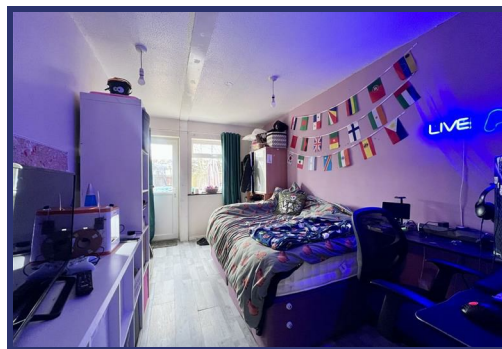
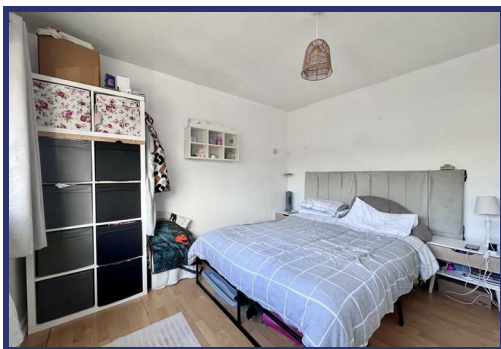
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per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



Bedroom
3.59m x 2.42m
(11'9" x 7'11")

Bedroom
4.22m x 2.56m
(13'10" x 8'5")

Kitchen/Lounge
5.14m x 3.59m
(16'10" x 11'9")

WC

Store Room

Bathroom

The floor plan shows a central hallway with a staircase. To the left is a large Kitchen/Lounge area. To the right are two bedrooms. At the bottom right is a bathroom and a store room. A separate WC is located near the center of the plan. Windows are indicated by lines on the exterior walls, and doors are shown as arcs.

The floor plan shows a rectangular layout. On the left side, there is a large **Living Room** (4.40m x 3.58m / 14'5" x 11'9") and a **Bedroom** (3.40m x 2.66m / 11'2" x 8'9") below it. On the right side, there is a **Bedroom** (4.40m x 2.56m / 14'5" x 8'5") and a **Kitchen** (3.55m (11'8") x 3.41m (11'2") max) below it. A central staircase is located between the two bedrooms, with a curved wall on its left side. The kitchen features a sink and a stove area at the bottom right.

Living Room
4.40m x 3.58m
(14'5" x 11'9")

Bedroom
4.40m x 2.56m
(14'5" x 8'5")

Bedroom
3.40m x 2.66m
(11'2" x 8'9")

Kitchen
3.55m (11'8")
x 3.41m (11'2") max



By appointment only via Carters.

We are open 7 days a week for your convenience

☎ 01908 561010

 miltonkeynes@carters.co.uk 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
<p><i>Very energy efficient - lower running costs</i></p> <p>(92-plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p>		71	8
<p><i>Not energy efficient - higher running costs</i></p>			

England & Wales

EU Directive 2002/91/EC

