



Wainers Croft, Greenleys, MK12 6AL



**36 Wainers Croft
Greenleys
Milton Keynes
MK12 6AL**

£240,000

A well presented and spacious 3 bedroom end of terraced property on a courtyard setting.

The property has accommodation set on two floors comprising an entrance hall, walk in storage cupboard, large lounge and the kitchen/dining room. On the first floor there are 3 bedrooms, a bathroom and a separate cloakroom.

Outside, the property has a beautifully kept and landscaped rear garden which backs onto parkland.

Local school and shops are all within comfortable walking distance.

- 3 Bedroom End Terrace House
- Courtyard Setting
- Large Living Room
- Kitchen/ Dining Room
- 3 Bedrooms
- Lovely Landscaped Rear Garden.
- Walk to School & Shops





Ground Floor

The front door opens to a hall with a tiled floor which runs through to the kitchen. Stairs to the first floor and a useful walk in storage cupboard.

The living room is a dual aspect room with window to the front and further windows and door opening to the rear garden.

The kitchen/dining room as a range of units to floor and wall levels, worktops and sink unit. Gas central heating boiler, space for appliances, window to the rear and the dining area has space for a table.

First Floor

The landing has access to the loft, cupboard, varnished floorboards which run throughout the first floor, and doors to all rooms.

Bedroom 1 is a double bedroom located to the front.

Bedroom 2 is a double bedroom located located to the front with a fitted double wardrobe.

Bedroom 3 is a single bedroom with an attractive open view.

The bathroom has a bath, wash basin, window to rear, and an adjacent cloakroom has a WC with window to rear.

Outside

An attractively landscaped rear garden has patio, neat lawns and stocked beds and borders. The garden is enclosed by fencing and backs onto open park land.

Heating

The property has gas to radiator central heating.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band: A

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 under take 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.

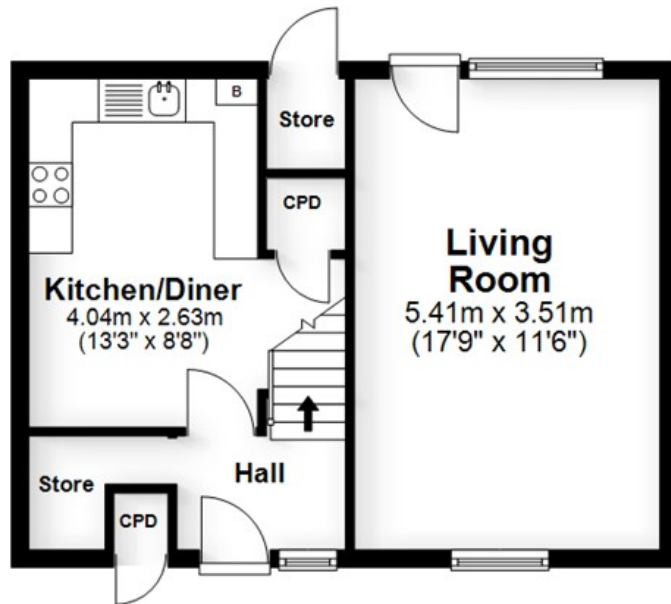
We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

Disclaimer

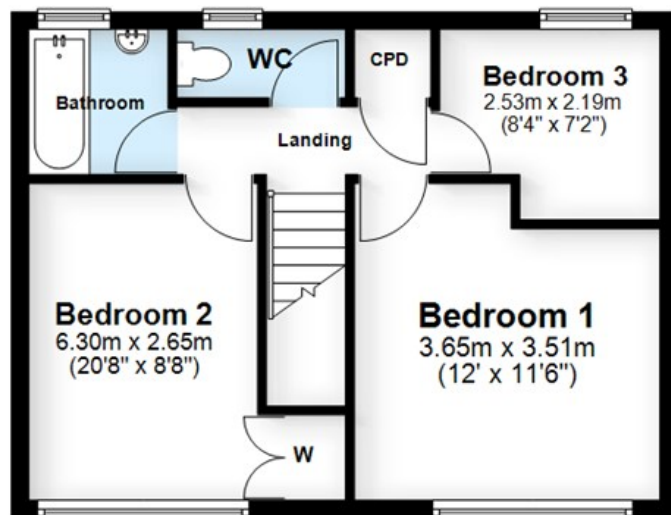
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property.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



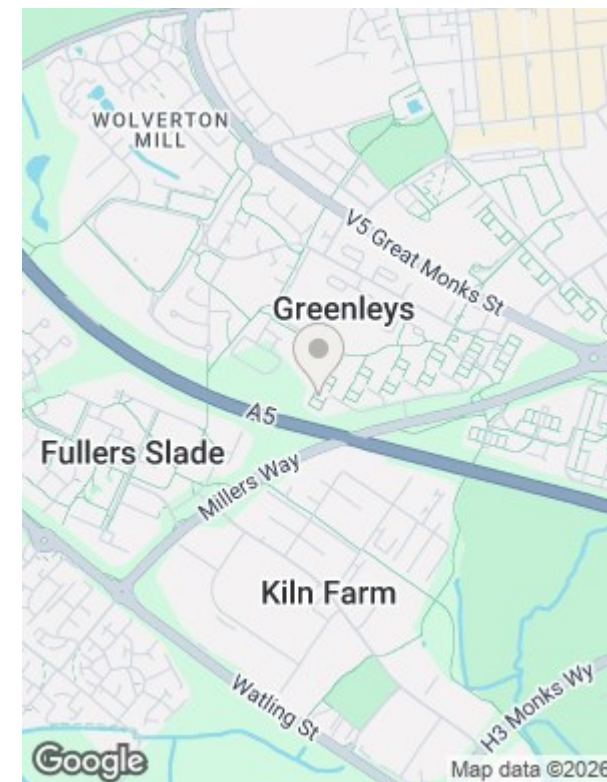
Ground Floor



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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

