



Cicero Crescent, Milton Keynes, MK11 4DR



154 Cicero Crescent
Fairfields
Milton Keynes
MK11 4DR

Offers Over £375,000

A 3 bedroom semi detached house benefiting from a separate living room, a kitchen/dining room and 2 bath/shower rooms.

The property has accommodation set over two floors comprising an entrance hall, cloakroom, separate living room and an open plan kitchen/dining room with integrated appliances. On the first floor there are 3 bedrooms to include the main bedroom with an ensuite shower room plus a family bathroom.

The property has an enclosed rear garden, and parking is to the side under a carport.

Fairfields is a popular development with a local Tesco's store, popular school and the house is within comfortable walking distance of the historic coaching town of Stony Stratford with an array of independent shops, pubs, cafés and restaurants.

- Semi Detached House
- 3 Bedrooms
- 2 Bath/ Shower Rooms + Cloakroom
- Separate Living Room
- Kitchen/ Dining Room
- Carport
- Gardens
- Walk to Shop & School
- Comfortable Walk to Stony Stratford Town Centre





Ground Floor

The entrance hall has stairs to the first floor, double sized cupboard and doors to all rooms.

A cloakroom has a WC and wash basin.

A separate living room has windows to the front and side.

The kitchen/a dining room has a range of units to floor and wall levels to include integrated oven, hob and dishwasher and space for other freestanding appliances.

First Floor

The landing has doors to all rooms and access to the loft.

Bedroom 1 is a large double bedroom with Windows to the front and side and an ensuite shower room with a suite comprising WC wash basin and shower cubicle. Window to the front.

Bedroom 2 is a double bedroom with a built-in cupboard and windows to the front and side.

Bedroom 3 has a window to the side.

The bathroom has a suite comprising WC, wash basin and a bath with glass screen and shower over. Part tiled walls and a window to the side

Gardens & Parking

The garden has a pave patio with steps leading down to a lawn with some stocked beds. The garden is enclosed by fencing and a brick wall with gated access leading to the parking space at the rear.

The parking space is in a carport underneath the neighbour in coach house property.

Heating

The property has gas to radiator central heating.

Cost/ Charges/ Property Information

Tenure: Freehold for the house. The parking space/carport is on a 999 year lease, we informed there are no ground rent or service charges for this.

Annual Service Charge: (to be confirmed).
Service charge review period (year/month)
Local Authority: Milton Keynes Council
Council Tax Band: C

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

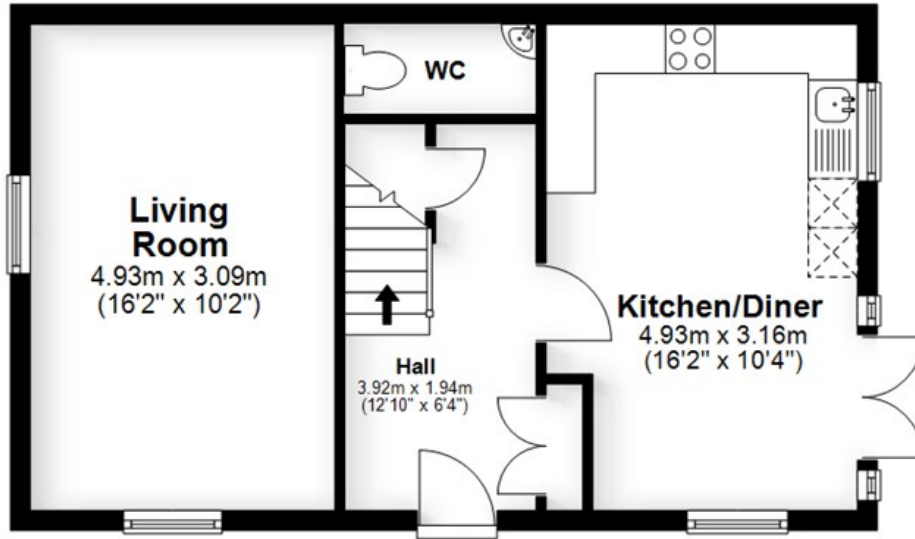
Disclaimer

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.

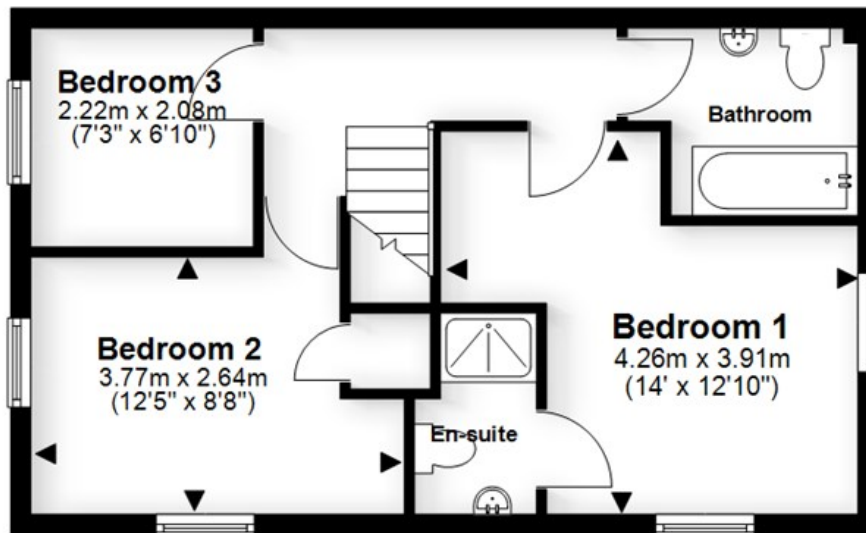




Ground Floor

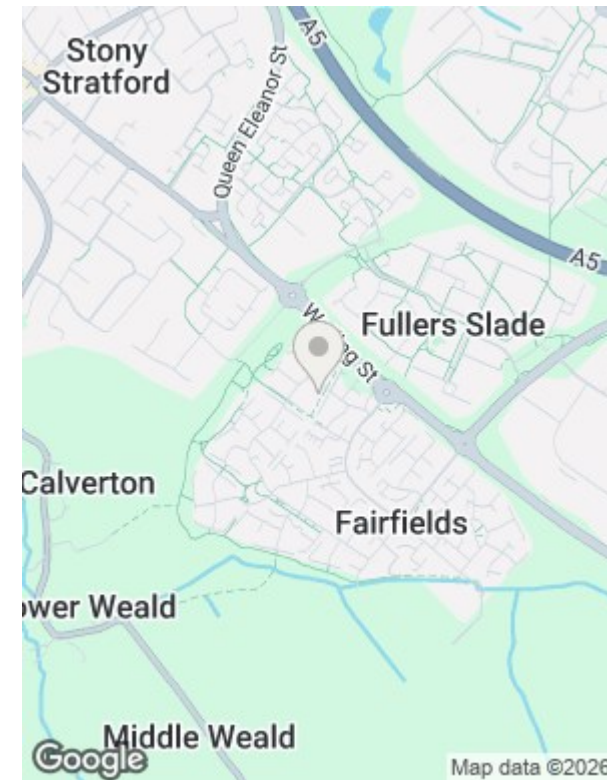


First Floor



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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

