

Cicero Crescent, Milton Keynes, MK11 4BJ

CARTERS residential

**15 Cicero Crescent**
**Fairfields**
**Milton Keynes**
**MK11 4BJ**



## £390,000

**A well presented semi detached 3 bedroom three story townhouse with versatile accommodation and the potential for a fourth bedroom on the ground floor.**

A number of recent improvements have been carried by the current owners, and the well presented accommodation, set over three floors comprises an entrance hall, cloakroom, ground floor study/potential 4th bedroom and a large open plan kitchen/ family/ dining room.
On the first floor, there is a living room, double bedroom and bathroom and the second floor has two further double bedrooms and a bathroom. The property benefits from plenty of wardrobe and cupboard space.

The house is setback from the road on a quiet footpath with parking to the rear and just a short walk to the local shop, school and parkland on the edge of Fairfields.

- Semi Detached Town House
- 3 Bedrooms - Potentially 4 Bedrooms
- Ground Floor Study
- Large Kitchen/ Dining/ Family Room
- First Floor Living Room
- 3 Double Bedrooms
- 2 Bath/ Shower Rooms + Cloakroom
- Parking to Rear










## Ground Floor
A front door opens to the hall with a useful cupboard housing the gas central heating boiler, stairs to the first floor and doors to all rooms

The cloak room has a WC and wash basin.

A study could double up as a fourth bedroom should you require.

The heart of his home is a large open plan kitchen/ family/ dining room. The kitchen has a range of units to floor and wall levels with worktops, sink unit and integrated appliances to include a double oven, gas hob, extractor hood and fridge/ freezer. The remainder of the room serves as a sitting room and dining room with a large bay and French doors to the rear and a ceramic tiled floor runs throughout.

## First Floor
The landing has stairs to the second floor and doors to all rooms.

The living room, located to the rear has two window windows.

Bedroom 3 is a double bedroom located to the front.

The bathroom has a suite comprising WC, wash basin and bath with shower and glass screen over. The current owners have upgraded the tiling to the floor and walls.

## Second Floor
The second floor landing has an airing cupboard and doors to all rooms.

Bedroom 1 is a double bedroom located to the rear with an extensive range of fitted wardrobes spanning one wall.

Bedroom 2 is a double bedroom located to the front with an extensive range of wardrobes spanning one wall.

A shower room has a suite comprising WC, wash basin and shower cubicle.

## Gardens & Parking
The property is set well back from the road with access via a footpath to the front and an attractive green. Just a few footsteps to some attractive parkland on the edge of Fairfield.

The rear garden has a patio area, lawns and is enclosed by fencing and there are parking spaces to the immediate rear.

## Heating
The property has gas to radiator central heating.

## Cost/ Charges/ Property Information
Tenure: Freehold
Annual Service Charge: (to be confirmed). Service charge review period (year/month)
Local Authority: Milton Keynes Council
Council Tax Band:

## 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.

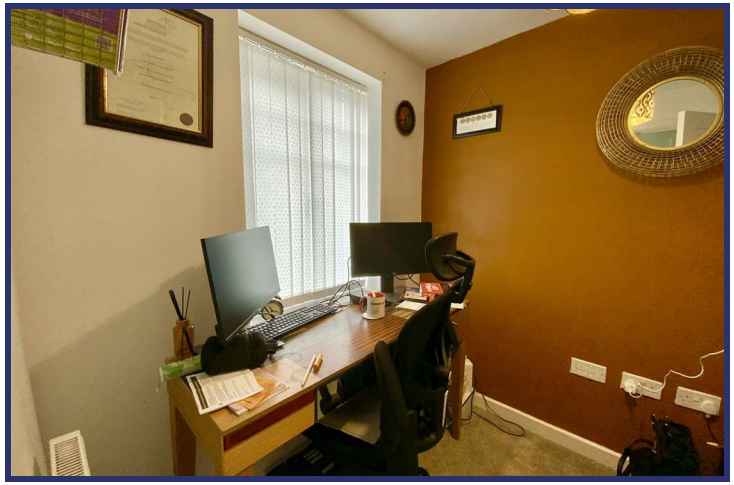






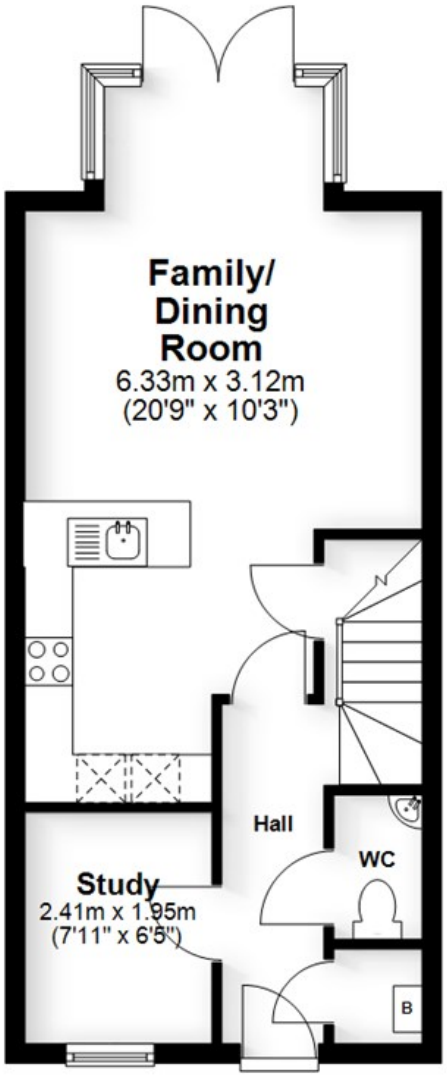




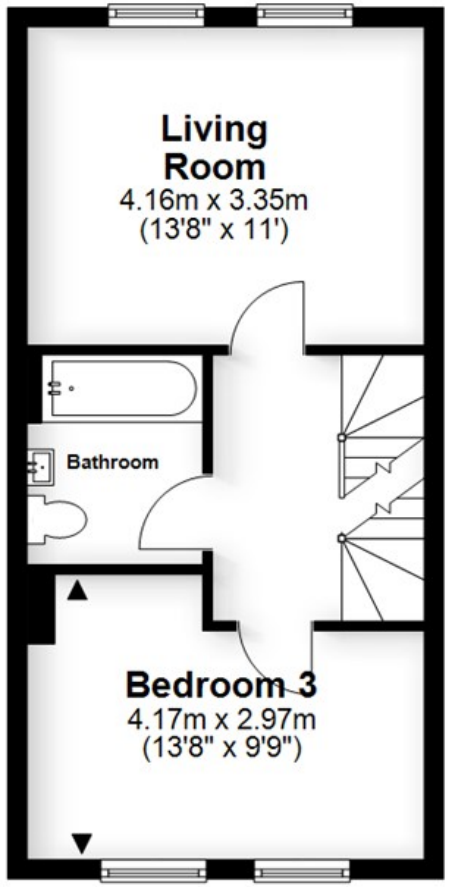


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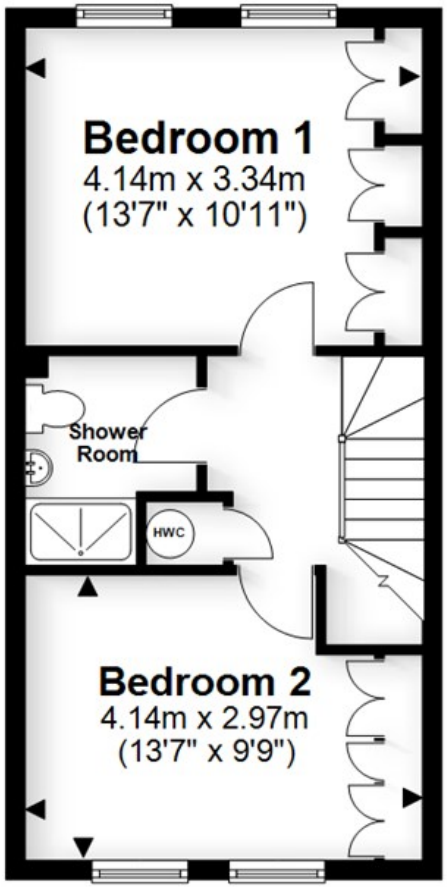
## Ground Floor




## First Floor




## Second 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.

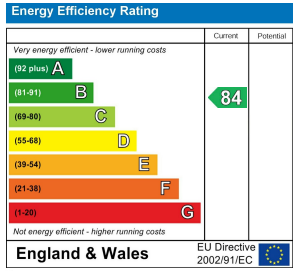



## Viewing Arrangements

By appointment only via Carters.
We are open 7 days a week for your convenience

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