



Squires Close, Milton Keynes, MK6 5HE



**4 Squires Close
Coffee Hall
Milton Keynes
MK6 5HE**

£280,000

Carters are delighted to offer for sale this well-presented two-bedroom semi-detached property, benefiting from an attached single garage, off-road parking and an enclosed rear garden.

The accommodation briefly comprises; entrance porch, lounge, re-fitted kitchen, first floor, two bedrooms both with fitted wardrobes and a refitted family bathroom. Outside there is a garage, driveway and an enclosed rear garden.

- Two-bedroom semi-detached property
- Attached single garage
- Off-road parking
- Refitted kitchen
- Conservatory
- Two bedrooms with fitted wardrobes
- Enclosed rear garden
- No onward chain





Ground Floor

The property is entered via a part-glazed front door into the entrance porch, with a further door leading into the lounge. The lounge features a double-glazed window overlooking the front aspect, stairs rising to the first-floor landing and access through to the kitchen.

The kitchen has been refitted with a range of matching wall and base units, complemented by work surfaces incorporating a single-drainer sink. Integrated appliances include an electric oven, four-ring gas hob and extractor hood, while a useful built-in storage cupboard provides additional space. A double-glazed window overlooks the conservatory, and an obscure-glazed UPVC door provides access to it.

The conservatory has a tiled floor, UPVC and double-glazed construction, plumbing and waste facilities for a washing machine, and double-glazed French doors opening onto the rear garden.

First Floor

To the first floor, the landing provides access to the loft space, two bedrooms and the family bathroom. Bedroom one is positioned to the front of the property and benefits from a double-glazed window and fitted wardrobes. Bedroom two overlooks the rear and also features a range of fitted wardrobes, together with a useful built-in linen cupboard.

The family bathroom comprises a white suite including a wash hand basin set within a vanity unit, panelled bath with electric shower over, low-level WC, fitted storage, heated towel rail and an obscure double-glazed window to the side aspect.

Outside

Externally, the property benefits from a driveway providing parking for one vehicle and leading to the attached single garage. The front garden has been laid to stone, providing additional off-road parking, with a block-paved pathway leading to the front entrance.

The enclosed rear garden features a timber-decked seating area, further stone-paved area and a small lawn, all enclosed by timber fencing.

The attached garage is accessed from the front via an up-and-over door and provides useful storage space within the roof area. It houses a wall-mounted Worcester combination boiler and benefits from a part-glazed personal door and side window providing access to the rear garden.



Cost/ Charges/ Property Information

Tenure: Freehold.

Local Authority: Milton Keynes City Council.

Council Tax Band: Band B.

Location - Coffee Hall

Coffee Hall is centrally located in Milton Keynes and is an ever popular area for families, investors or commuters. It offers many local amenities, some of which include; a complex of shops, ease of access due to close proximity to the M1 motorway, central Milton Keynes shopping centre, the local Railway Station, excellent local schooling and is just a few minutes from Milton Keynes Hospital.

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

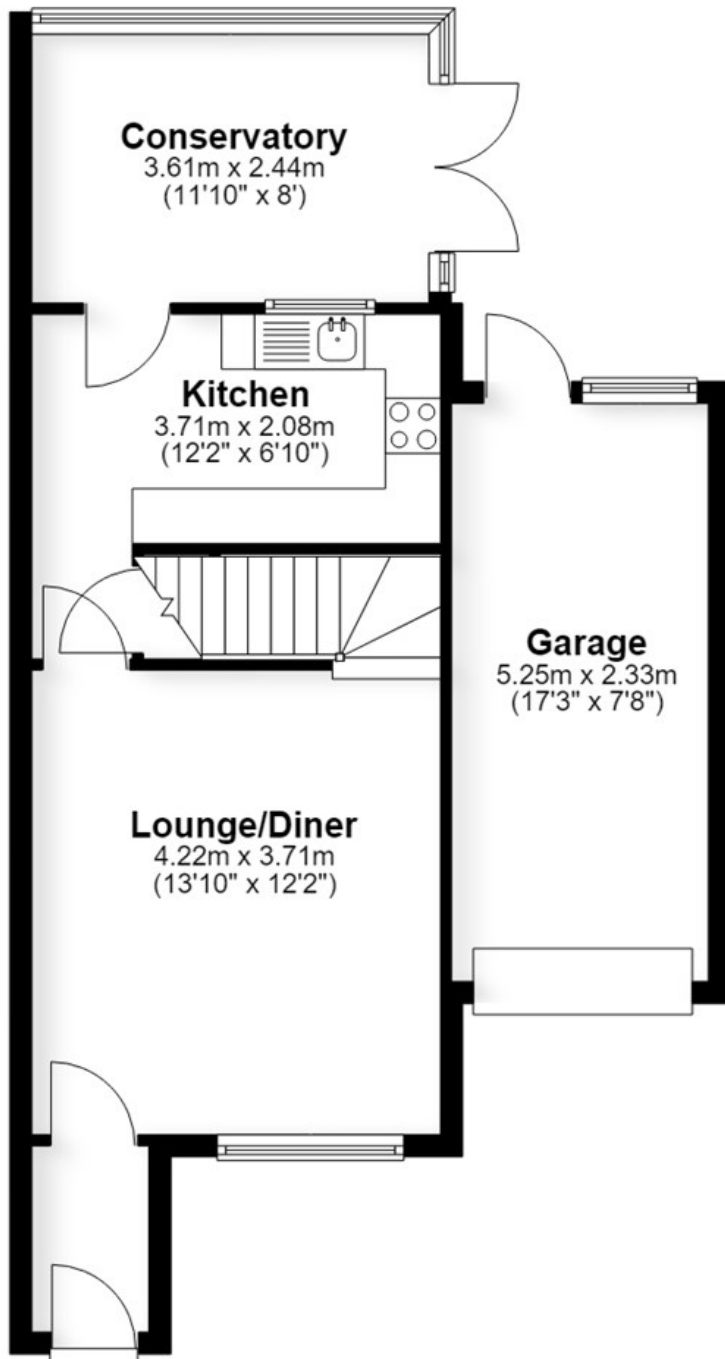
Disclaimer

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.



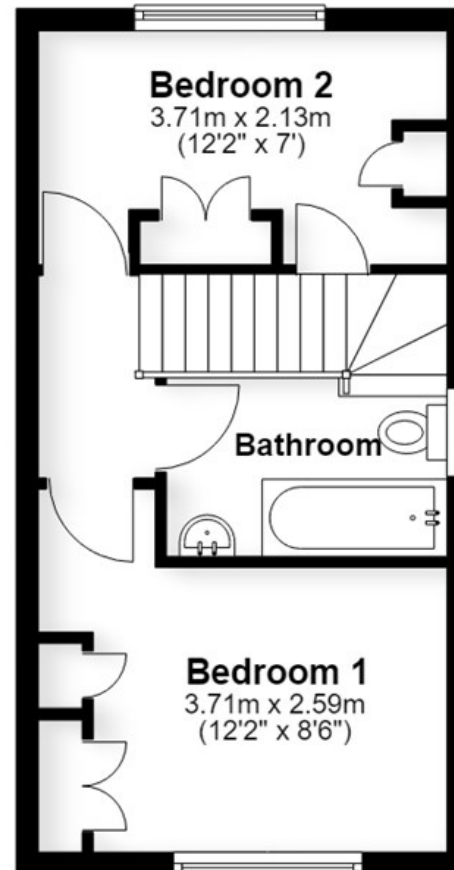
Ground Floor

Approx. 38.8 sq. metres (417.3 sq. feet)
(excluding Garage)

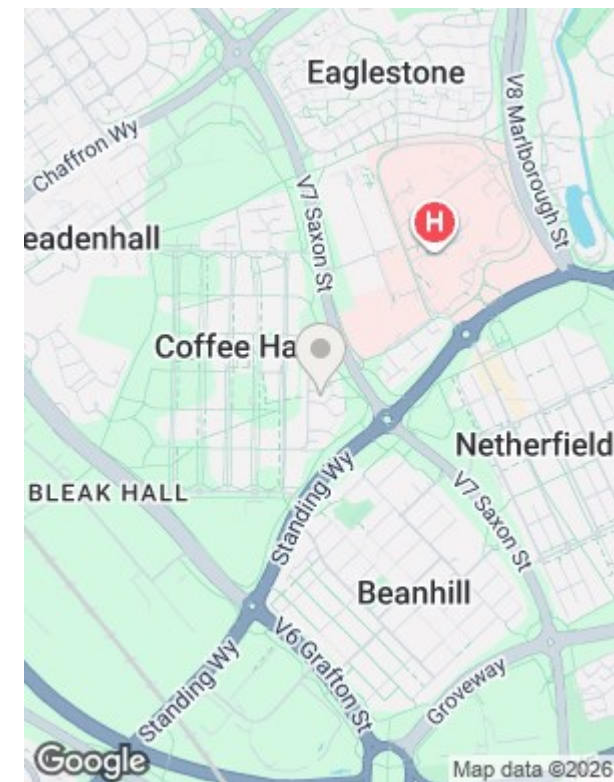


First Floor

Approx. 27.7 sq. metres (298.3 sq. feet)



Total area: approx. 66.5 sq. metres (715.6 sq. feet)



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	
(81-91) B	
(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	

