



12 Abbey Road, Milton Keynes, MK13 9AL

£259,000

Situated opposite beautiful green spaces and woodland, this extended period cottage offers driveway parking, a large rear garden, two bedrooms and is packed with charm and character throughout including a wood burning stove, sash windows and fitted shutters. The property is located just a 5 minute drive from central Milton Keynes and the mainline train station and is surrounded by older properties in one of Milton Keynes original villages.

The property starts with a small entrance porch that leads into the living room, this features the fireplace, the sash windows and an exposed wooden floor. From here you enter the cottage style kitchen that leads to the modern extended bathroom and the handy utility space at the rear. On the first floor, both bedrooms are positioned off a small landing, with the main being a really good size and bedroom two benefitting from built in storage space. Outside there is a small walled front garden along side the driveway, which is incredibly rare with a period home. The rear garden is a great size and is fairly low maintenance, offering different paved areas and a wood store. There is also ample visitor parking in the various designated parking areas to the front.

Energy rating: F
Council tax band: B

ENTRANCE PORCH

Composite door to front. Double glazed obscure window to side. Quarry tiled flooring. Door with inset glass to living room.

LIVING ROOM 12'0" x 11'11" (3.67 x 3.65)

Double glazed sash window to front with fitted folding shutters. Wood burning stove with fireplace surround. Television point. Herringbone parquet flooring. Fitted shelving. Doorway to kitchen.

KITCHEN 7'4" x 11'10" max (2.24 x 3.63 max)

Window and door to rear. Fitted with a range of wall and base units with worksurfaces incorporating stainless steel sink drainer unit. Electric oven. Space for fridge freezer.

UTILITY SPACE 13'7" x 4'1" (4.16 x 1.25)

Windows and French doors to rear. Plumbing for washing machine. Airing cupboard. Quarry tiled flooring.

BATHROOM 8'3" x 3'10" max (2.53 x 1.18 max)

irregular shaped room

Double glazed obscure sash window to front. Three piece suite comprising double shower cubicle with mains shower, wash hand basin and close coupled wc. Extractor fan. Tiled walls and flooring.

FIRST FLOOR LANDING

Stairs from the kitchen. Access to loft space. Doors to bedrooms.

BEDROOM ONE 11'10" x 10'10" (3.63 x 3.32)

Double glazed sash window to front with fitted folded wooden shutters. Exposed floor boards. Fitted shelving.

BEDROOM TWO 8'10" x 8'6" (2.70 x 2.60)

Double glazed window to rear. Exposed floorboards. Overstairs storage cupboard.

FRONT GARDEN

Retaining wall to front. Driveway parking to side.

REAR GARDEN 70' approx (21.34m approx)

Low maintenance and mainly paved rear garden. Paved areas to tier sections. Fence surround. Right of way passage to rear. Fitted wood store.

All measurements are approximate. The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. **MORTGAGE & FINANCIAL** - The Mortgage Store can provide you with up to the minute information on all available rates. To arrange an appointment, telephone this office **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER**

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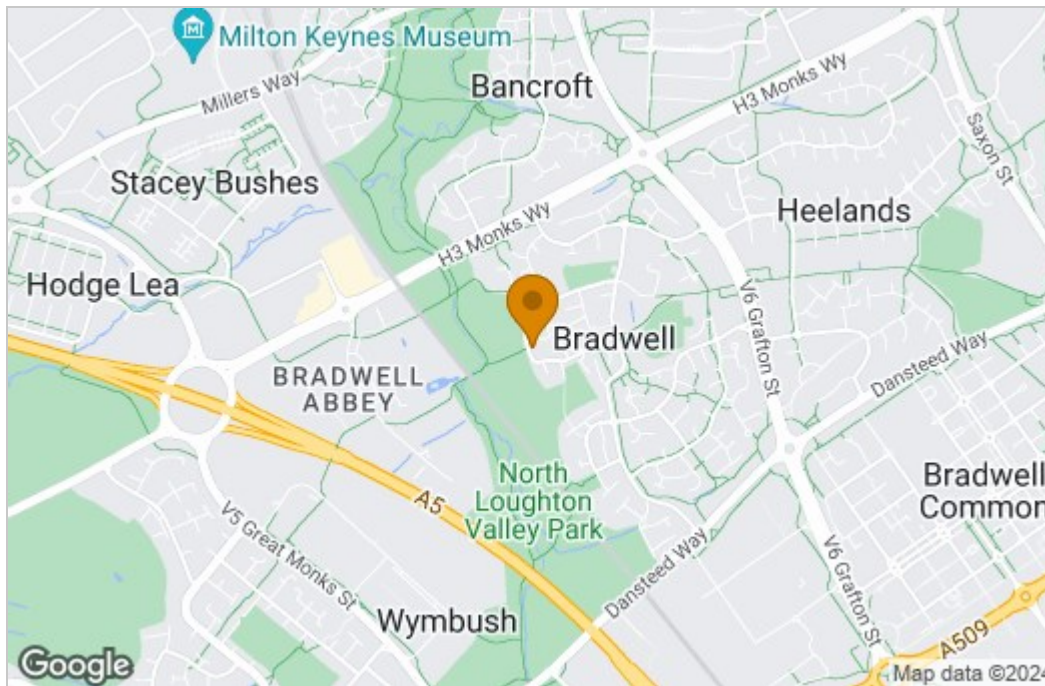
Floor Plan



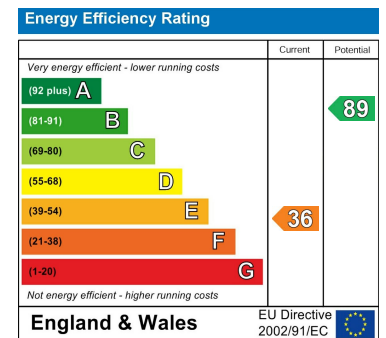
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Area Map



Energy Efficiency Graph



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