



## 98 Bayard Avenue, Milton Keynes, MK14 7LN

**£319,995**

This beautifully presented terraced home has been thoughtfully refurbished throughout and is ideally situated in the sought-after central Milton Keynes location of Downs Barn. With the main shopping centre and mainline train station just moments away, it offers both convenience and modern comfort.

The ground floor features a welcoming entrance hall, giving access to a front-facing living room and a useful cloakroom. Spanning the rear of the property, a refitted kitchen and dining room create a bright and social space, perfect for both family living and entertaining.

Upstairs, the property boasts three well-proportioned bedrooms and a stylishly refitted bathroom.

Externally, there is driveway parking to the front, while the low-maintenance rear garden provides a private outdoor retreat.

Offered to the market with no onward chain, this is an excellent opportunity for buyers seeking a move-in ready home in a highly convenient location.

Energy rating - C  
Council Tax Band - B

## **ENTRANCE HALL**

Double glazed door to front. Stairs to first floor landing. Radiator.

## **CLOAKROOM**

Double glazed window to front. Two piece suite comprising close coupled wc and wash hand basin. Radiator.

## **LIVING ROOM 13'9" x 11'5" (4.20 x 3.50)**

Double glazed window to front. Television point. Radiator.

## **KITCHEN/DINER 16'10" x 13'9" (5.14 x 4.20)**

Double glazed windows and door to rear. Fitted with a modern range of wall and base units with wooden worksurfaces and sink drainer unit. Electric oven, gas hob with extractor hood over Space for fridge freezer. Plumbing for washing machine. Radiator,.

## **FIRST FLOOR LANDING**

Stairs from entrance hall. Access to loft space. Storage cupboard and airing cupboard.

## **BEDROOM ONE 11'1" x 10'5" (3.40 x 3.20)**

Double glazed window to rear. Radiator. Built in wardrobe.

## **BEDROOM TWO 13'9" x 8'6" (4.20 x 2.60)**

Double glazed window to front. Radiator.

## **BEDROOM THREE 11'1" x 8'6" (3.40 x 2.60)**

Double glazed window to front. Radiator.

## **BATHROOM**

Double glazed obscure window to rear. Fitted modern suite with bath with mains shower and screen, wash hand basin in vanity unit and close coupled wc. Tiled walls and flooring. Heated towel rail.

## **FRONT GARDEN**

Lawned front garden with hardstanding driveway parking for two vehicles.

## **REAR GARDEN**

Mainly laid to patio with flower beds and shingle stone area. Timber shed. Gated access to rear.

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 LOANS SECURED ON IT.** Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

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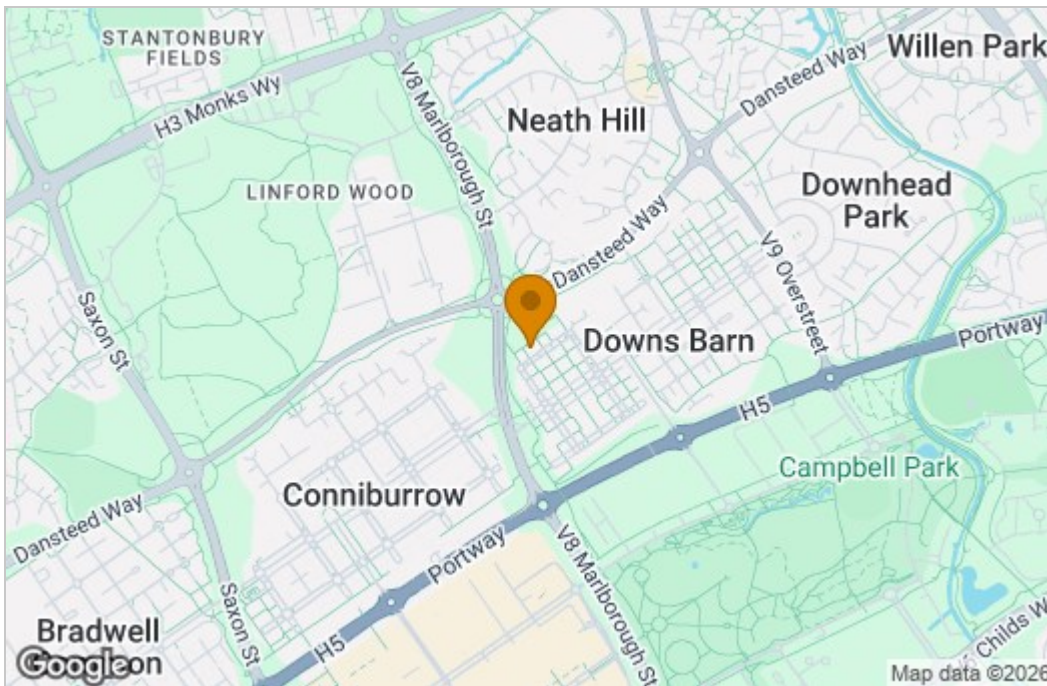
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# Floor Plan

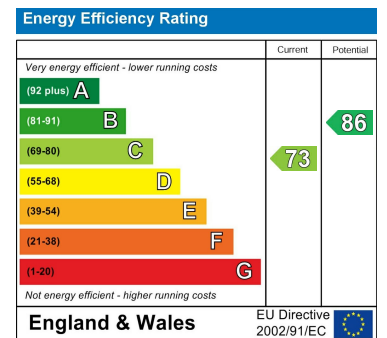


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# Area Map



# Energy Efficiency Graph



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