



Arbrook Avenue, Milton Keynes, MK13 8BL

**60 Arbrook Avenue
Bradwell Common
Milton Keynes
MK13 8BL**

£295,000

Carters are delighted to be instructed to sell this three terrace family home. Conveniently situated close to Central Milton Keynes and providing great access to all associated facilities and transport links.

This property comes with the additional benefit of being sold with no upper chain and would also make an ideal buy-to-let purchase.

The accommodation comprises of entrance hall, downstairs cloakroom, lounge, kitchen/diner, and bedroom three. There are two double bedrooms located on the first floor with the family bathroom. To the exterior there is a driveway leading to an integral garage. The rear garden is fully enclosed and laid to lawn. As the acting sole agents we strongly recommend booking an early viewing.

- THREE BEDROOMS
- LOUNGE
- DOWNSTAIRS CLOAKROOM
- KITCHEN/DINER
- BEDROOM THREE LOCATED ON THE GROUND FLOOR
- UPVC DOUBLE GLAZING
- GAS TO RADIATOR CENTRAL HEATING
- INTEGRAL GARAGE
- NO ONWARD CHAIN





Accommodation - Ground Floor

The property is entered via a UPVC double glazed front door into the entrance porch with a UPVC double glazed window to the front aspect. A cupboard houses both the gas and electric service metres.

The entrance hall is entered via a half glazed door with an open tread staircase to the first floor landing. Access is given to the lounge, kitchen/diner, and the third bedroom. The downstairs cloakroom comprises of low level WC and wash hands basin, plumbing for automatic washing machine and a wall man extractor fan.

The lounge is located to the rear of the property with a UPVC double glaze window to the rear aspect. A door leads into the kitchen/diner which comprises one and a half bowl stainless steel sink unit with cupboard under further range of fitted units to both basin eye-level. Built-in electric oven and four ring electric hob, plumbing for washing machine and dishwasher. UPVC double glazed door and window opening on to the rear garden. Bedroom three has a UPVC double glazed window to the front aspect.

First Floor

Staircase rising from the entrance hall to the first floor landing. Both bedrooms on this level are of double size, and are dual aspect with UPVC double glazed windows to both front and rear aspects. The bathroom comprises wash hand-basin, low level WC and panel bath with shower over. Obscure UPVC double glazed window to rear aspect and a cupboard housing gas central heating combination boiler.

Outside

To the exterior the front garden has parking on the driveway for one vehicle leading to integral garage with up and over front door and power and connected.

The rear garden is fully enclosed by timber fence with a gated access to the rear. Mainly laid to lawn.

Cost/ Charges/ Property Information

Tenure: Freehold.

Local Authority: Milton Keynes City Council.

Council Tax Band: Band B.

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.

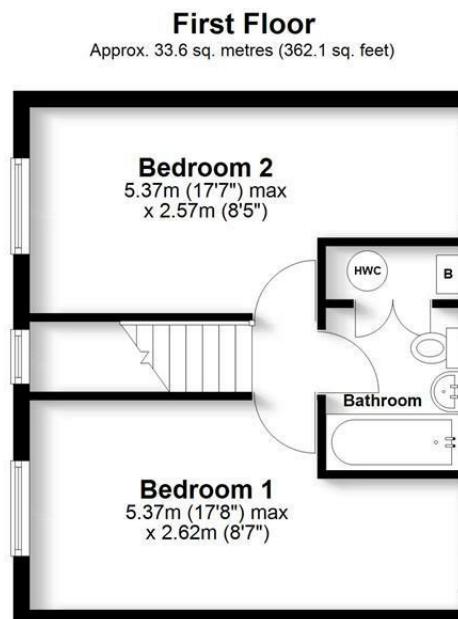
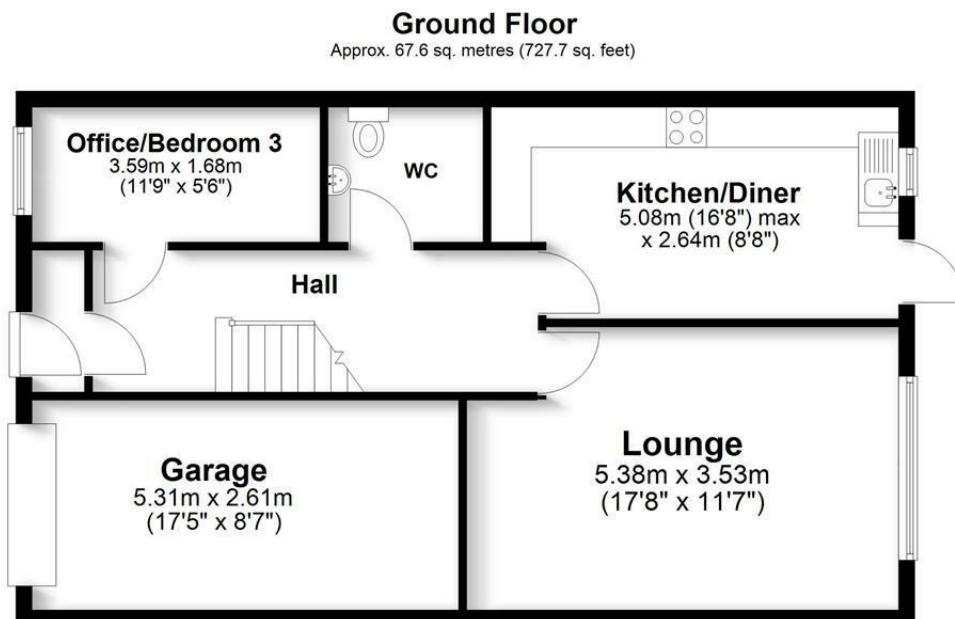
We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

Disclaimer

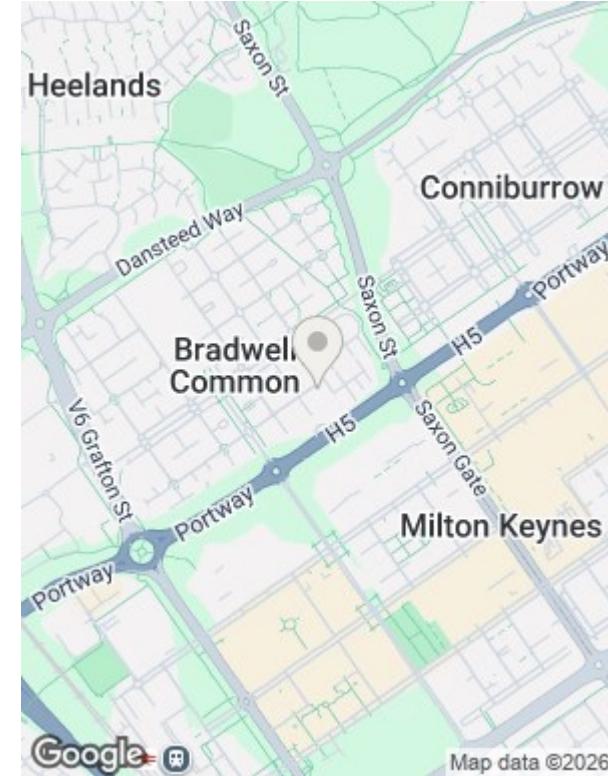
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. 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.







Total area: approx. 101.3 sq. metres (1089.9 sq. feet)



Viewing Arrangements

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

01908 561010

miltonkeynes@carters.co.uk

carters.co.uk

59 High Street, Stony Stratford, MK11 1AY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D		61
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

