



Arlott Crescent, Milton Keynes, MK6 2QL



15 Arlott Crescent  
Oldbrook  
Milton Keynes  
Buckinghamshire  
MK6 2QL

£219,995

Carters are delighted to offer for sale this two bedroom home which is situated in a cul de sac location in Oldbrook. This property would make an ideal FIRST TIME PURCHASE OR BUY TO LET OPPORTUNITY.

The property is being sold with no upper chain and the accommodation comprises, entrance hall, lounge/diner and kitchen to the ground floor. The first floor offers two bedrooms and a bathroom. To the exterior, there are front and rear gardens and an allocated off road parking space.

- TWO BEDROOM END TERRACE
- LOUNGE/DINER
- KITCHEN
- GAS TO RADIATOR CENTRAL HEATING
- UPVC DOUBLE GLAZING
- ALLOCATED OFF ROAD PARKING SPACE
- FRONT & REAR GARDENS
- IDEAL FIRST TIME/INVESTMENT PURCHASE
- NO UPPER CHAIN





## Ground Floor

Covered storm porch with refuse storage cupboard and service meters. Enter via a front door into the entrance hall which has tiled flooring, understairs storage cupboard and a door leads into the lounge. Stairs rising to the first floor landing. Open-plan understairs storage space. Double glazed French doors to the rear garden. Double glazed window to the rear aspect.

Walk into the kitchen which is located to the front of the property and is fitted in a range of units to wall and base levels with worksurfaces over and an inset sink/drainer. Electric cooker point. Plumbing for washing machine. Wall mounted gas central heating boiler. Tiled flooring. Double glazed window to the front aspect.

## First Floor Landing

Access to loft. Airing cupboard housing hot water tank. Doors to all rooms.

Bedroom one is located to the rear of the property with a double glazed window to the rear aspect. Built-in storage cupboard over stair bulk head. Bedroom two has a double glazed window to the front aspect.

The bathroom has a suite comprising low level w.c., wash hand basin and a panel with a hand-held shower attachment and electric shower over. Complementary tiling. Obscure double glazed window to the front aspect.

## Parking

There is allocated off-road parking for one vehicle designated to the property.

## Gardens

The front garden has a small area of gravel with a path leading to the front door. Gated side access to the rear garden which has a paved patio area and is fully enclosed by timber fencing and mainly laid to lawn.

## Cost/ Charges/ Property Information

Tenure: Freehold.

Local Authority: Milton Keynes 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 undertake 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

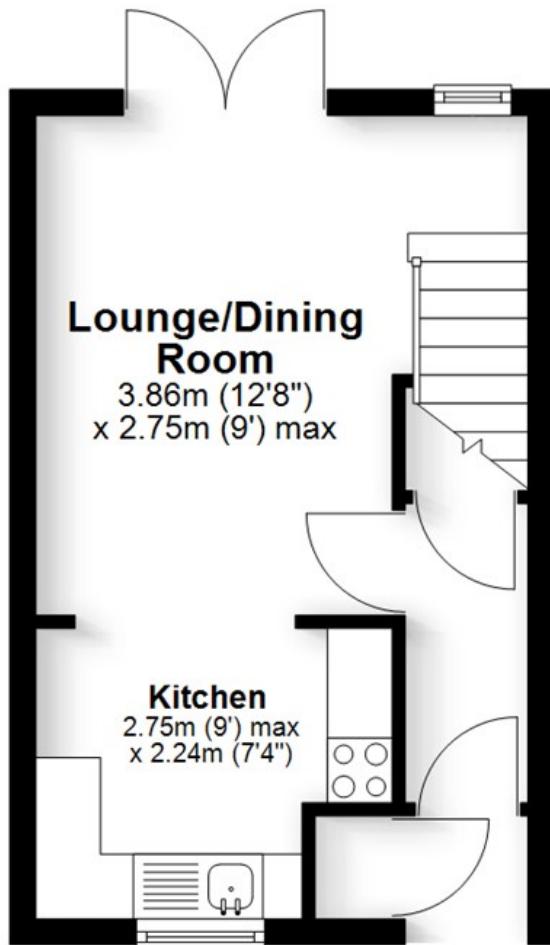
## Disclaimer

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.

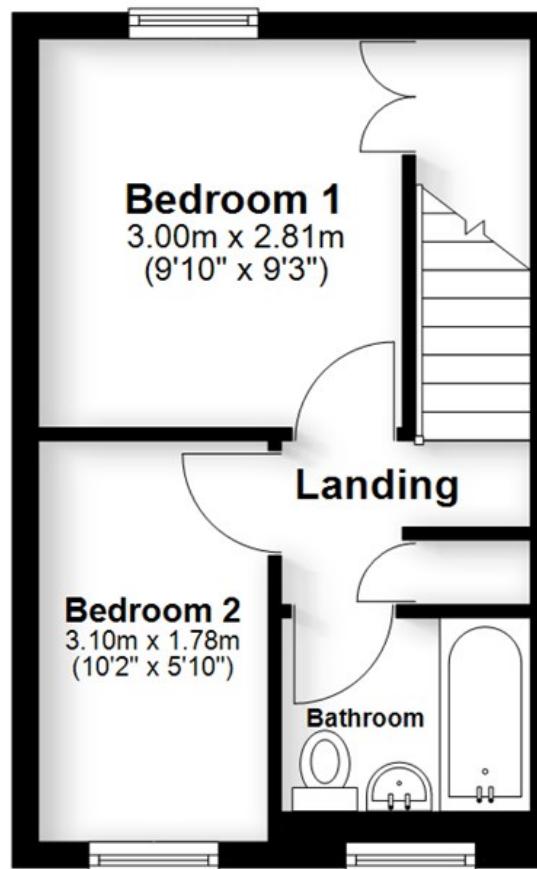
## Location - Oldbrook

Oldbrook flanks Central Milton Keynes and its fantastic shopping facilities as well as being within easy reach of Central Milton Keynes mainline train station making this property a great choice for commuters. Oldbrook itself has various local convenience stores and local schools within walking distance. This spacious family home has been lovingly maintained and an internal inspection is highly recommended.

## Ground Floor

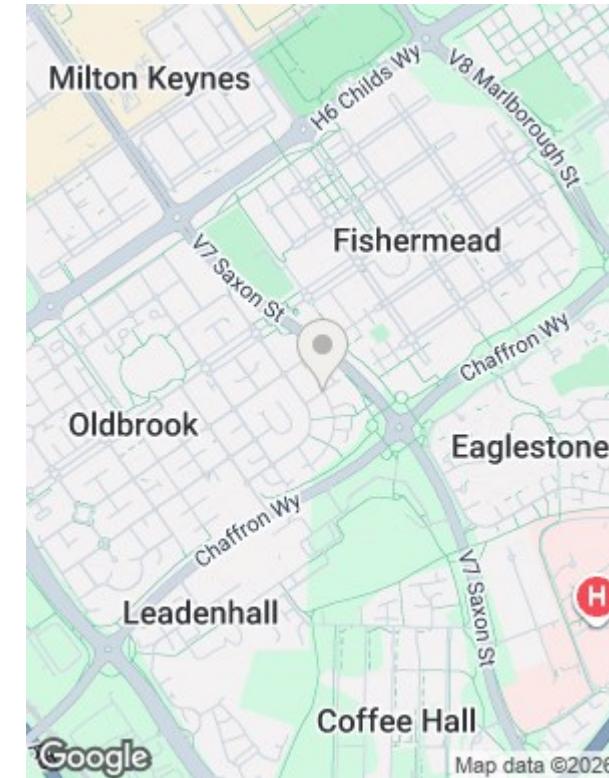


## First Floor



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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carters.co.uk

59 High Street, Stony Stratford, MK11 1AY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

