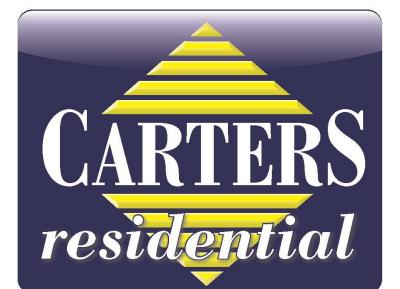




Fern Grove, Milton Keynes, MK2 3QF



**54 Fern Grove**  
**Bletchley**  
**Milton Keynes**  
**MK2 3QF**

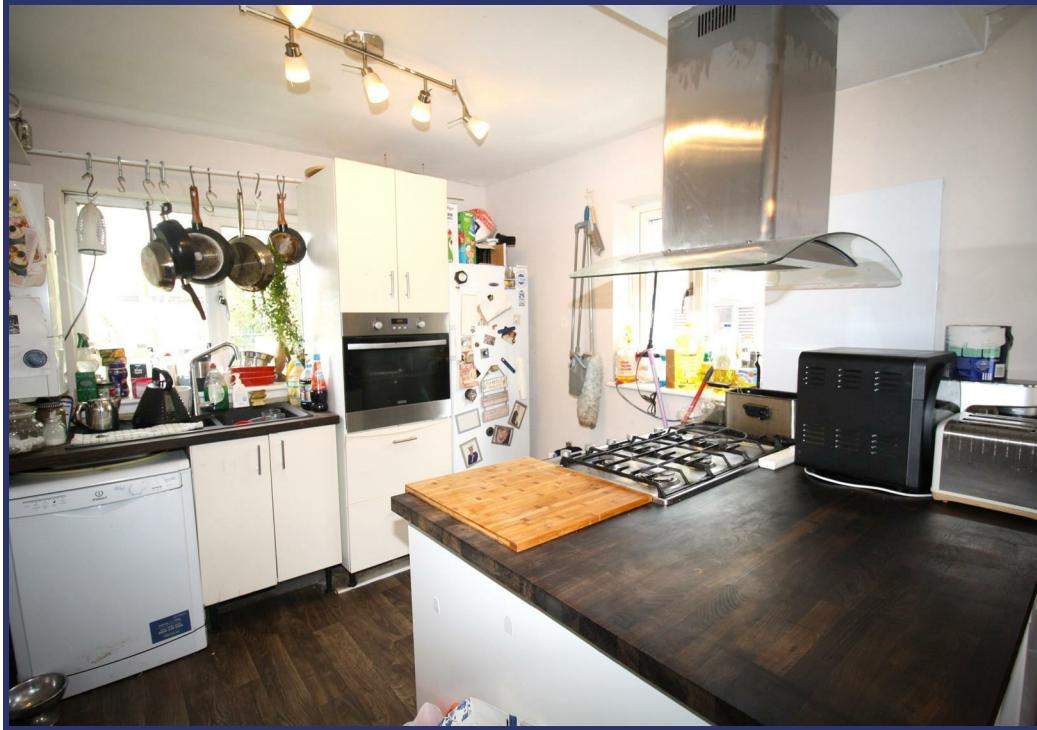
**£255,000**

Carters are delighted to bring to market this BRIGHT and SPACIOUS THREE BEDROOM BUNGALOW resting on a VERY GENEROUS PLOT, conveniently located on the Lakes development. With its close proximity to local shops and Water Eaton Health Centre, as well as good transport links into Central Bletchley and the wider Milton Keynes area, the property is well suited to fulfil the needs of all who might benefit from its accessibility.

The accommodation in brief comprises of an entrance porch, OPEN PLAN LIVING, three generously sized rooms, walk in storage room, and a WET ROOM. The benefits include gas to radiator central heating, double glazing, parking for two vehicles and a WRAPAROUND GARDEN that includes a pond. Viewing is recommended to really appreciate what the space can offer to you. EPC rating D.

- Three Bedroom Bungalow
- Rarely Available
- Open Plan Living
- Wraparound Plot
- Wet Room
- Close To Health Centre
- Parking For Two Vehicles
- Gas Central Heating
- Viewing Recommended
- EPC Rating D





### Entrance Porch

Enter via UPVC front door to porch area. Cupboard housing utility meters and electrical consumer unit. Radiator.

### Open Plan Living - Lounge Area

UPVC double doors and UPVC double glazed window to rear aspect. Partition wall has previously been removed to provide a completely open living and kitchen area. TV point. Broadband point. Doors leading to porch and hallway. Radiator.

### Open Plan Living - Kitchen Area

UPVC double glazed windows to front and side aspects. Range of full length and base level storage cupboards with work surfaces over. One and half bowl composite sink and drainer with mixer tap over. Five ring gas hob with extractor hood over. Space for fridge freezer and dishwasher. Storage cupboard housing washing machine and tumble dryer. Wall mounted gas boiler.

### Hallway

Doors leading to all bedrooms, walk in storage room, and wet room.

### Bedroom One

UPVC double glazed window to rear aspect. Built in wardrobe. Access to loft. Radiator.

### Bedroom Two

UPVC double glazed window to rear aspect. Built in wardrobe. Ceiling fan. Radiator.

### Bedroom Three

UPVC double glazed window to front aspect. Radiator.

### Walk-In Storage

Storage room, currently used as a walk-in wardrobe. Loft access.

### Wet Room

Obscure UPVC double glazed window to front aspect. Bathroom has been converted to a wet room for accessibility, with rainfall-and hose-style shower heads. Wall mounted shower seat. Low level WC. Pedestal handwash basin. Electric shaver point. Extractor fan. Mosaic tile flooring. Heated towel rail.

### Externals

Front - Private access pathway, giving access to the row of bungalows. Pear tree and golden apple tree.

Rear - Extensive garden wraps around the bungalow, facing both south and east. Gated access to both the

front and rear. Paved patio area and pathway leading to the rear gate. Concrete hard standing area for storage shed. Raised pond, not currently inhabited. Outside tap. Assortment of fruit trees including two cooking apple trees, two eating apple trees, two pear trees and a plum tree. Remainder laid to lawn.

Parking - There is a parking area at the end of the row of bungalows, with two spaces allowed for each.

### 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.

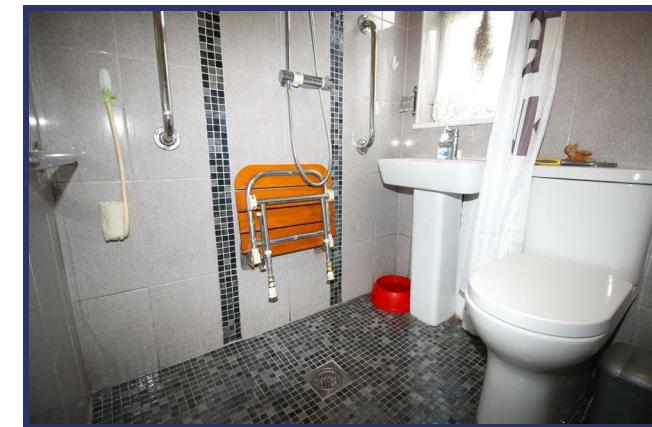
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

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. Some items may be available subject to negotiation with the Vendor.

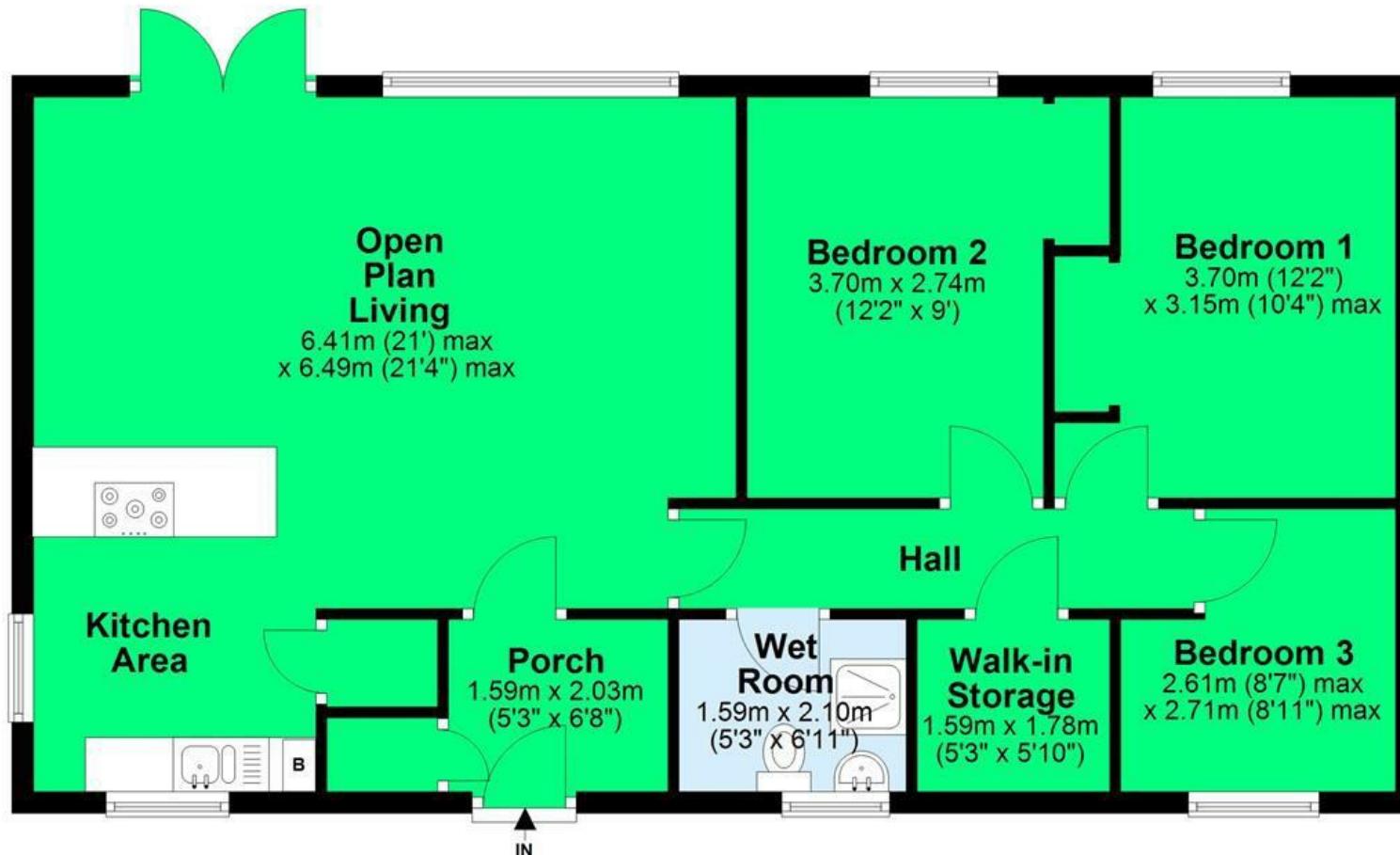






## Ground Floor

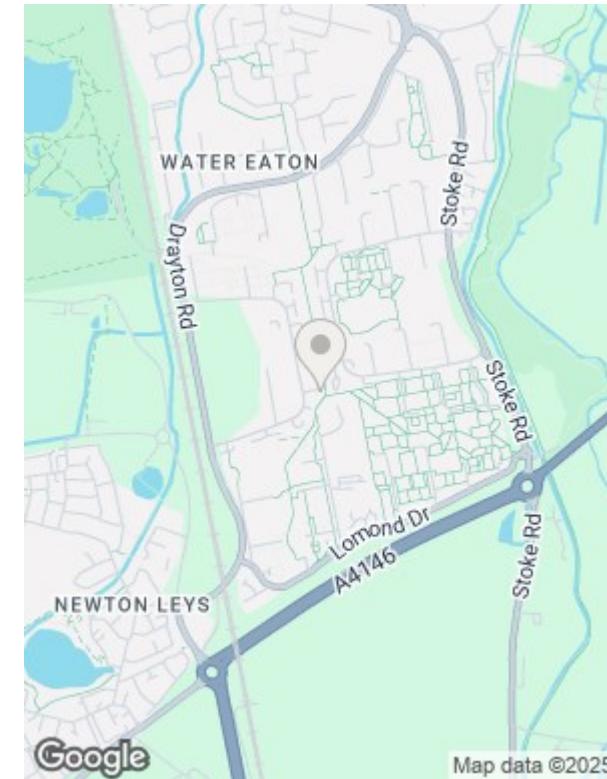
Approx. 81.1 sq. metres (872.9 sq. feet)



**Total area: approx. 81.1 sq. metres (872.9 sq. feet)**

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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bletchley@carters.co.uk

carters.co.uk

194 Queensway, Bletchley, MK2 2ST

onTheMarket.com rightmove.co.uk

The Property Ombudsman

FINE COUNTRY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		67
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

