



Bruckner Gardens, Milton Keynes, MK7 8EW





**70 Bruckner Gardens  
Old Farm Park  
Milton Keynes  
MK7 8EW**

**£280,000**

**A WELL MAINTAINED TWO DOUBLE BEDROOM MID TERRACE** property, situated on a Cul-De-Sac in the much sought after area of Old Farm Park. The location is one of the most sought after areas in Milton Keynes as it is ideal for commuters with road links to J13 & J14 of the M1 as well as train lines to both London and the North.

The Kingston shopping district and Milton Keynes shopping centres are within easy reach and is located within the Walton High School catchment, in addition to being in close proximity to Caldecotte Lake for lovely walks. The accommodation in brief comprises entrance hall, lounge/diner, kitchen, first floor landing, two bedrooms and family bathroom. The benefits include double glazing, electric heating system, well maintained gardens and off road parking for two vehicles situated to the side of the property. The property is offered with NO UPPER CHAIN and would make an ideal FIRST TIME BUY OR BUY TO LET INVESTMENT. Internal viewing is recommended. EPC rating D.

- Cul-De-Sac Location In Desirable Old Farm Park
- Close Proximity To M1 & A5
- Well Maintained
- Double Glazed
- Front & Rear Gardens
- Parking For To Vehicles
- Internal Viewing Recommended
- Ideal FTB/BTL Investment
- No Upper Chain
- EPC Rating D







### Entrance Hall

Entered via a hardwood door with double glazed panels and storm covered porch. UPVC tall window to front aspect. Dog-legged stairs rising to first floor. Wall mounted electric storage heater. Door to under stairs storage cupboard. Door lounge/diner.

### Lounge/Diner

UPVC double glazed doors and UPVC double glazed window to rear aspect. Door to kitchen. Two wall mounted electric storage heaters. Laminate wood flooring.

### Kitchen

UPVC double glazed window to front aspect. Fitted kitchen comprising of a range wall and base units with roll top worksurfaces giving storage. Stainless steel sink with drainer and mixer tap over. Space for fridge freezer and cooker. Plumbing for washing machine and slimline dishwasher. Wall mounted extractor fan and electric heater. Tiled splashback areas. Ceramic tiled flooring.

### First Floor Landing

Doors to two bedrooms and a bathroom. Double sliding doors to built-in storage cupboard.

### Bedroom One

Two UPVC double glazed windows to rear elevation. Wall mounted electric heater. Solid wood flooring.

### Bedroom Two

UPVC double glazed window to rear elevation. Wall mounted electric heater. Solid wood flooring.

### Family Bathroom

Obscure UPVC double glazed window to front elevation. White three-piece suite comprising of a wood panelled bath with shower over, pedestal mounted wash hand basin and a low-level WC. Tiled to splashback areas. Wall mounted extractor fan. Ceramic tile flooring.



### Exterior

Front-Mainly laid with slate chips and pathway leading to front door.

Rear-Comprises of raised timber decking.

Remainder is mainly laid to lawn.

Hardstanding and timber shed to remain. Fully enclosed by timber fencing.

Parking-Allocated parking for two vehicles situated close by, to the side of the property.

### Note To Purchasers

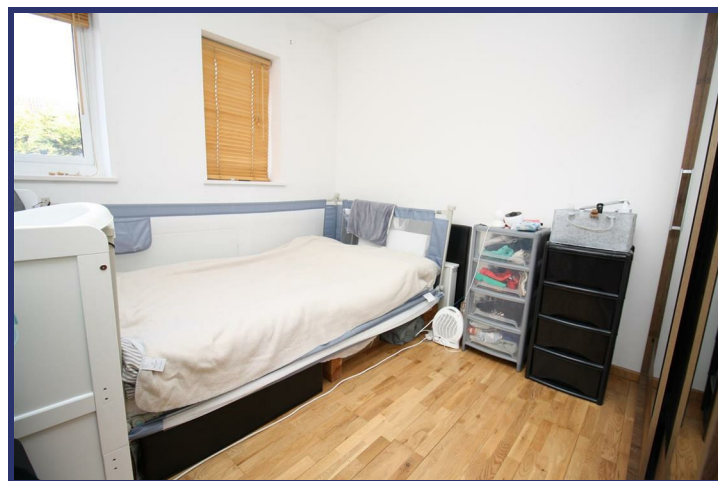
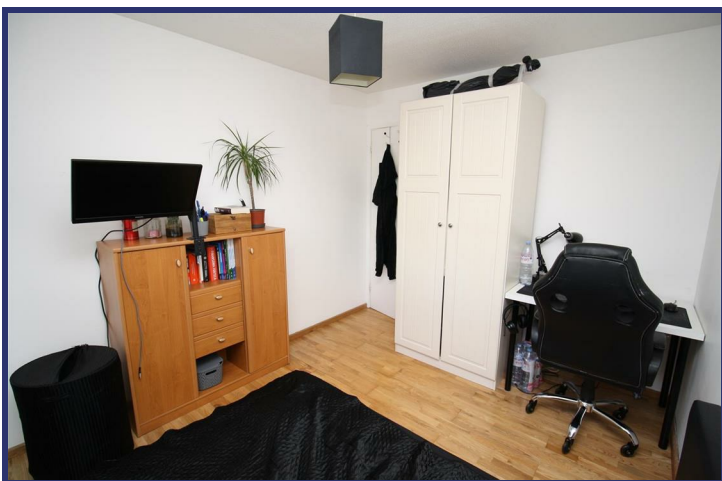
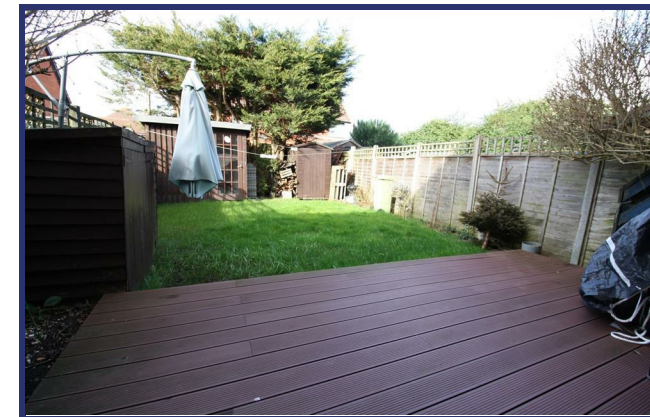
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per 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.

### 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.

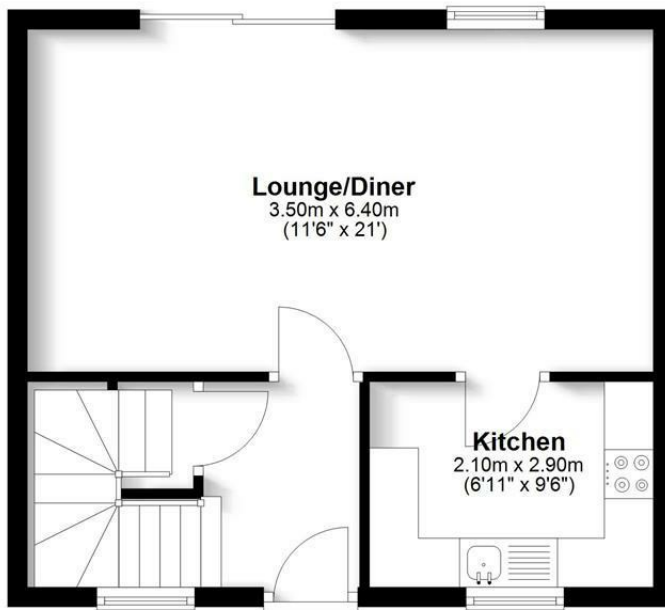






## Ground Floor

Approx. 36.5 sq. metres (392.4 sq. feet)



## First Floor

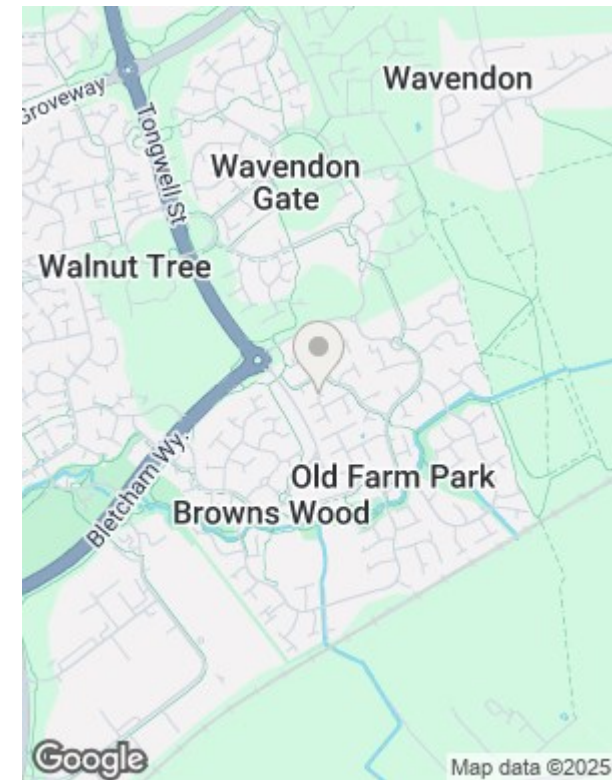
Approx. 36.5 sq. metres (392.4 sq. feet)



Total area: approx. 72.9 sq. metres (784.8 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

01908 646699

bletchley@carters.co.uk

carters.co.uk

194 Queensway, Bletchley, MK2 2ST



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

