



Bettina Grove, Milton Keynes, MK2 3AW





**35 Bettina Grove  
Bletchley  
Milton Keynes  
MK2 3AW**

**£295,000**

**Carters are delighted to offer to the market this EXTENDED AND MUCH IMPROVED THREE BEDROOM STYLE SEMI DETACHED, property situated in a Cul-De-Sac on the desirable Roses development of Bletchley. It is located within easy reach of the town centre, schooling and within walking distance to Bletchley train station, providing mainline links to London Euston within 45 minutes.**

The accommodation in brief comprises entrance hall, lounge, REFITTED KITCHEN/DINER WITH INTEGRATED APPLIANCES, CONSERVATORY, first floor landing, three bedrooms and family Shower room. The benefits include UPVC double glazing, gas to radiator central heating, well maintained gardens, and driveway offering off road parking for up to three vehicles. The property has been well maintained by the current owners and internal viewing is highly recommended. EPC rating TBC.

- Extended Three Bedroom Semi Detached
- Cul-De-Sac Location
- Walking Distance To Bletchley Train Station
- EV Point
- UPVC double glazing
- Walking Distance To Town Centre
- Front & Rear Gardens
- Driveway for Three Vehicles
- Internal Viewing Highly Recommended
- EPC TBC





**Entrance Hall**

Enter Via hardwood door with UPVC obscure double glazed panel above and UPVC double glazed tall window. Door leading to lounge. Stairs leading to first floor.

**Lounge**

Bay fronted UPVC double glazed window to front aspect. Archway leading to kitchen/diner. Radiator.

**Kitchen/Dining Room**

UPVC obscure window to side aspect. Comprising of range of units consisting of base level and eye level storage. Space for washing machine. Space for tumble drier. Stainless steel one and a half bowl sink with mixer tap over. Integrated fridge/freezer. Integrated double oven. Island with induction hob and stainless steel extractor fan over. UPVC doors leading into conservatory.

**Conservatory**

Conservatory of brick built with UPVC double glazed windows surrounding and tinted glazed roof. Double doors to garden. Insect spotlights.

**First Floor Landing**

UPVC double glazed window to side elevation. Door leading to all rooms. Loft access.

**Principle Bedroom**

UPVC double glazed window to rear elevation. Cupboard housing water tank.

**Bedroom Two**

UPVC double glazed window to front elevation. Radiator.

**Bedroom Three**

UPVC double glazed window to front elevation. Storage cupboard.

**Family Shower Room**

UPVC obscure double glazed window to side elevation. Three piece suite comprising of low-level WC, hand wash pedestal basin and fully tiled shower cubicle. Extractor fan. chrome heated towel rail.

**Exterior**

Front Garden-

Rear Garden-

**Material Information**

Verified Material Information

Council Tax band: C

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: No Certificate

Number and types of room: 3 bedrooms, 1 bathroom, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Great, EE - Good

Parking: Driveway

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

**Note to Purchaser**

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.

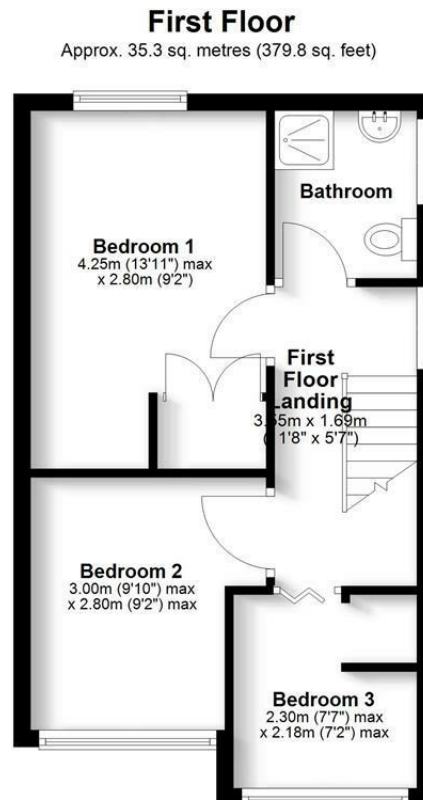
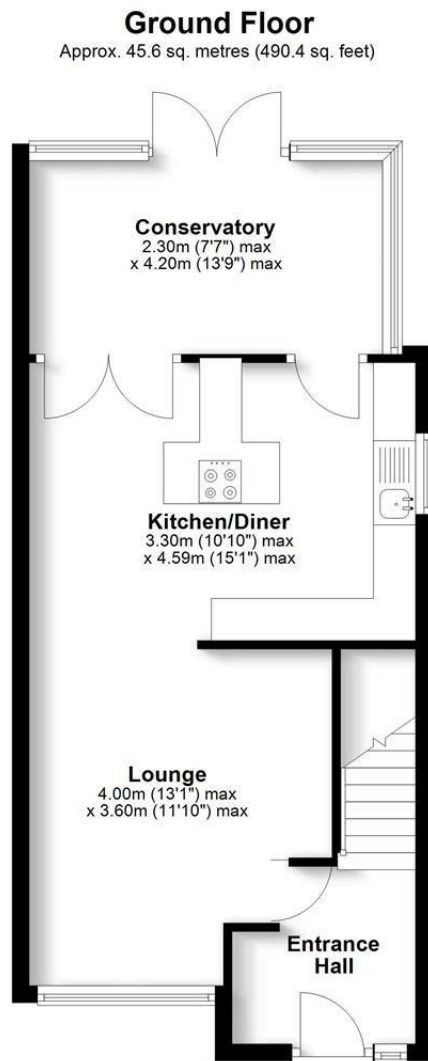
**Disclaimer**

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.

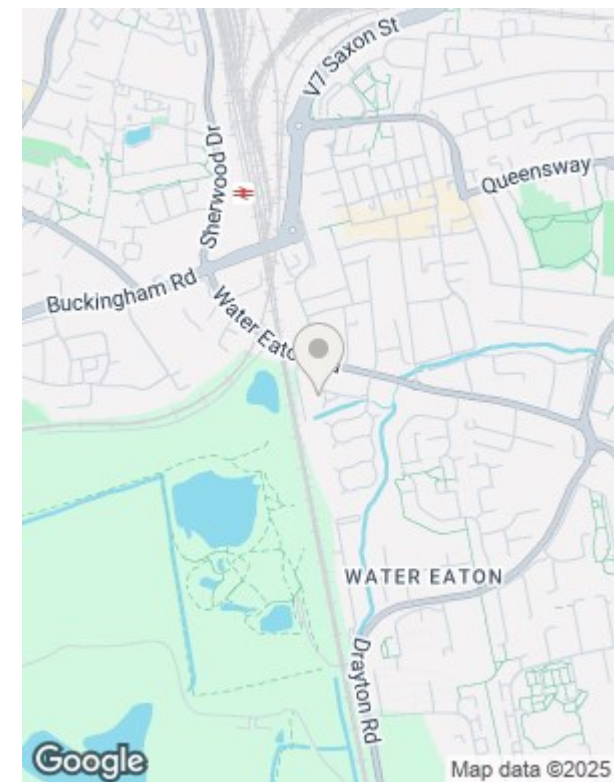








Total area: approx. 80.8 sq. metres (870.2 sq. feet)



### Viewing Arrangements

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

📞 01908 646699

✉️ [bletchley@carters.co.uk](mailto:bletchley@carters.co.uk)

🖱️ [carters.co.uk](http://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	67	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

