



Milton Grove, Milton Keynes, MK3 5BQ



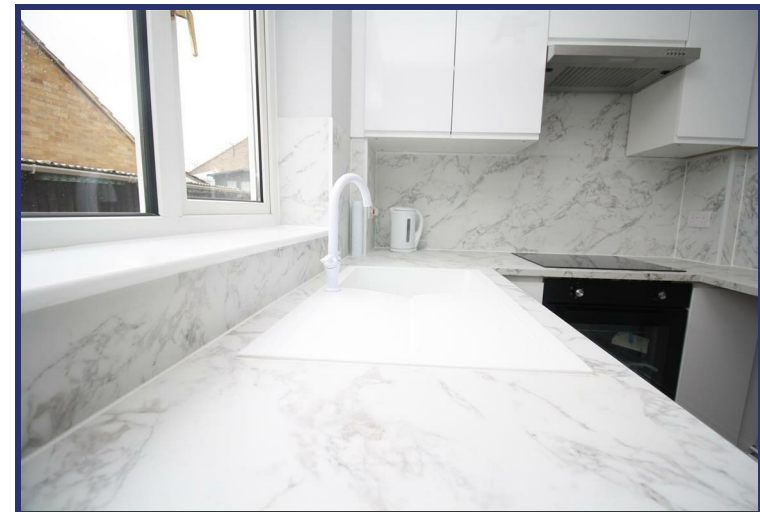
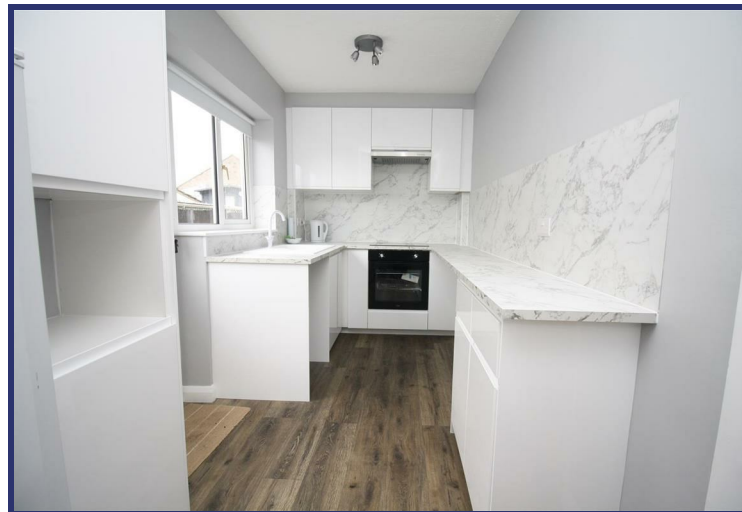
**45 Milton Grove
Bletchley
Milton Keynes
MK3 5BQ**

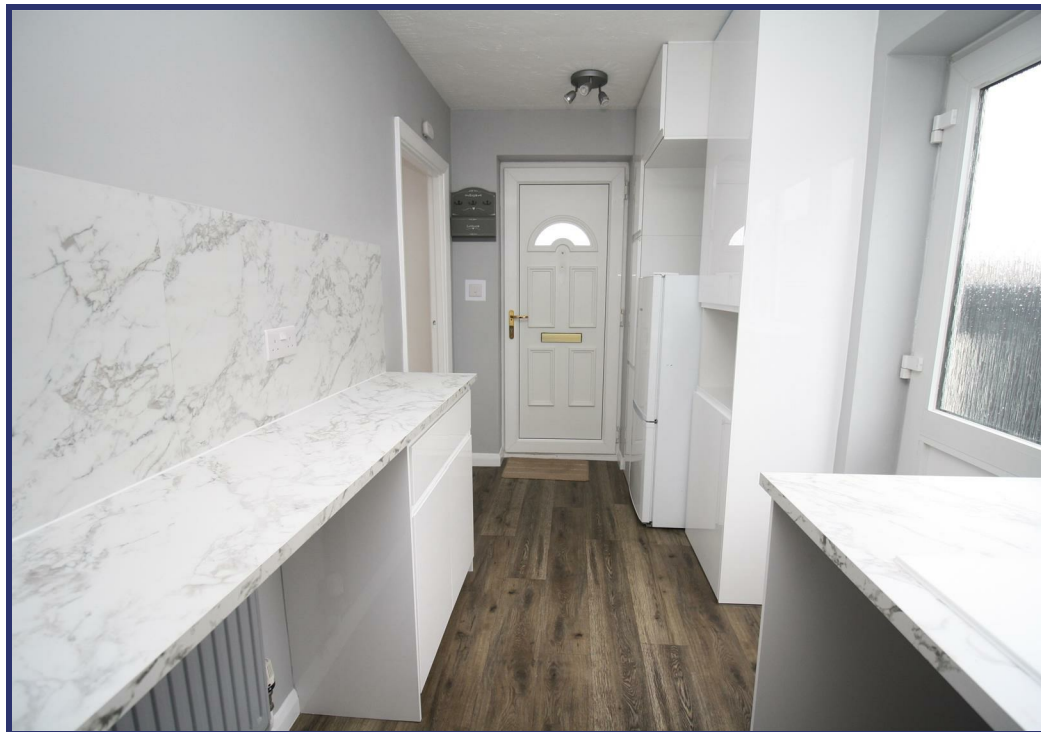
£290,000

Carters are delighted to offer this **RECENTLY MUCH IMPROVED TWO BEDROOM SEMI DETACHED BUNGALOW** property, situated on the very desirable **POET DEVELOPMENT**. It offers convenient access to the **Bletchley train station** with a direct route to **London Euston**, as well as being within easy access to local shops, good schools, **Rickley Park** for walks and road links.

The accommodation in brief comprises a **BRAND NEW KITCHEN WITH BUILT IN OVEN AND HOB**, lounge/diner, inner hallway, **TWO DOUBLE BEDROOMS** and a family bathroom. The benefits include **UPVC double glazing**, gas to radiator central heating, well maintained gardens, **GARAGE** and a driveway to the side offering off road parking for two vehicles as well as further driveway in front of the garage. The property has had some very recent modernisation to include a full redecoration, light fittings and bathroom fittings. It is **OFFERED WITH NO UPPER CHAIN**. and Internal viewing is highly recommended. EPC rating C.

- Sought After Poets Development
- Walking Distance To Train Station
- Two Bedroom Semi Detached Bungalow
- Double Glazed
- Gas To Radiator Central Heating
- Brand New Kitchen With Built In Oven & Hob
- Recently Redecorated
- Garage & Driveway
- No Upper Chain
- EPC Rating C





Kitchen

Entrance via UPVC door with obscure double glazed panel. UPVC double glazed window and UPVC door with obscure double glazed panel onto side aspect. Brand new kitchen comprising a range of wall and base units with square edge marble effect work surfaces and splash-backs. Acrylic sink with drainer and mixer tap over. Built in oven and halogen hob with stainless steel extractor hood over. Low-level cupboard housing fuse box and utility meter. Space for fridge/freezer. Recess for microwave. Cupboard housing wall mounted boiler. Radiator. Breakfast bar. Luxury vinyl tile flooring. Door to lounge/diner.

Lounge/Diner

UPVC double glazed window to front aspect. Marble effect fireplace with electric fire. Two radiators. Open reach point. Laminate wood flooring. Door to inner hallway.

Inner Hallway

Doors to two bedrooms and the family bathroom. Loft access with pull down ladder.

Bedroom One

UPVC double glazed window to rear aspect. Radiator. Door to built in storage cupboard.

Bedroom Two

UPVC double glazed window to rear aspect. Radiator.

Bathroom

Obscure UPVC double glazed window to side aspect. Three piece suite with replacement fittings comprising of a wood panel bath and Victorian style fittings with handheld shower and shower over, pedestal mounted wash hand basin and a low-level WC. Radiator. Fully tiled walls. Laminate wood flooring.

Exterior

Front Garden-Mainly laid to lawn with pathway leading to front door. Driveway to side offering off-road parking for up to two vehicles. Hedge and small brick retaining wall to front.

Rear Garden-Well-maintained and comprises of a timber decking patio area. Raised sleeper bed.

Remainder is mainly laid to lawn. Shingled pathway leading to foot of garden and a further shingle area. Hardstanding for shed. Outside tap. Driveway to side in front of Garage offering the potential of further parking for smaller vehicles. Two side hinge gates leading into front. Fully enclosed by timber fencing.

Garage

Detached garage situated in the rear garden with up and over door. Power and light.

Property Information

Tenure: Freehold
Local Authority: Milton Keynes Council.
Council Tax Band: C

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.

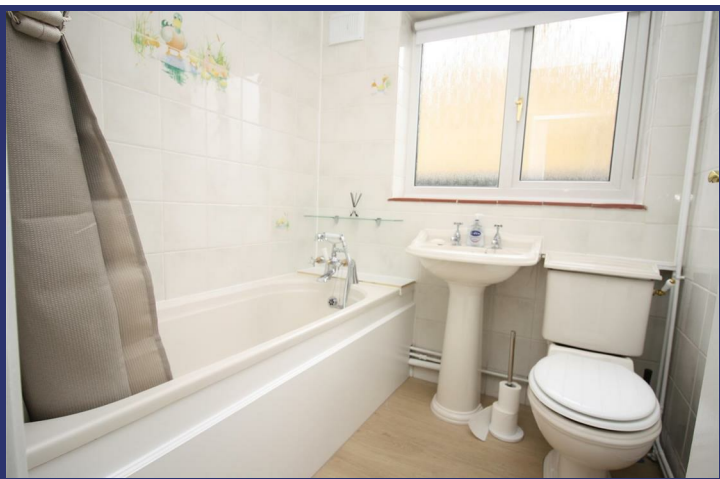
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

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.

Carters can
arrange for you to
view this property
7 days a week





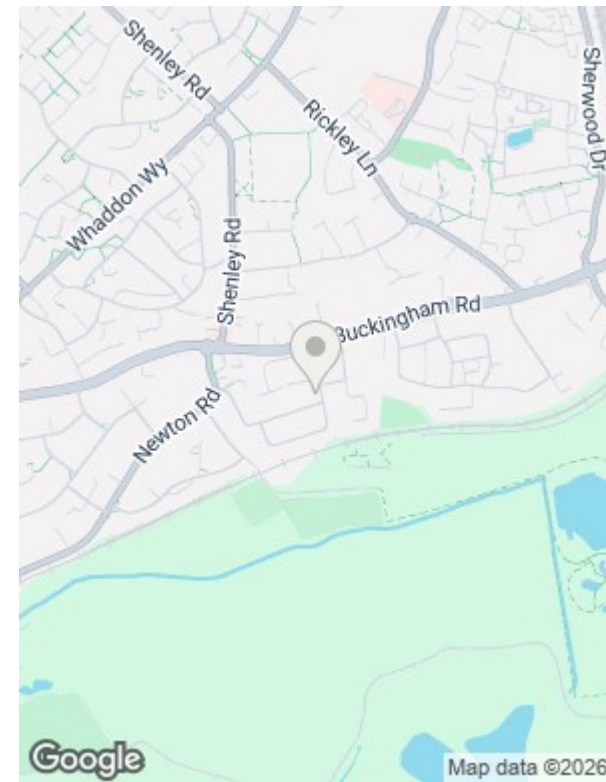


Ground Floor

Approx. 53.2 sq. metres (572.6 sq. feet)



Total area: approx. 53.2 sq. metres (572.6 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

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		70	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

