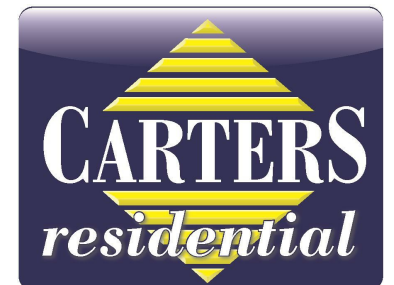




Warwick Road, Milton Keynes, MK3 6AF





91 Warwick Road  
Bletchley  
Milton Keynes  
MK3 6AF

## Offers In Excess Of £300,000

Carters are delighted to offer to the market this **THREE BEDROOM SEMI DETACHED** family home, close to parkland, on the desirable Castle development in Far Bletchley. The location offers convenient access to the Bletchley train station with a direct route to London Euston as well as being walking distance to Rickley Park and easy access to schools, shops and other amenities.

The accommodation in brief comprises entrance hall, SEPARATE LOUNGE AND DINING ROOM, kitchen, first floor landing, **THREE BEDROOM ALL WITH BUILT IN STORAGE**, family bathroom and w.c. The benefits include double glazing, gas to radiator central heating, GENEROUS SIZE REAR GARDEN offering scope to extend stpp and a front garden with driveway to the side offering off road parking for two vehicles. THE PROPERTY IS IN NEED OF SOME MODERATE MODERNISATION BUT HAS BEEN PRICED ACCORDINGLY. EPC rating C.

- Desirable Castles Development
- Three Bedroom Semi Detached
- Close To Amenities
- Gas To Radiator Central Heating
- Separate Lounge & Dining Room
- Built In Storage To All Bedrooms
- Generous Size Rear Garden
- Driveway To Front For Two Vehicles
- In Need Of Moderate Modernisation
- EPC Rating C







### Entrance Hall

Enter via a composite door with pattern double glazed panels and pattern UPVC double glazed side panels into the entrance hall. Stairs rising to the first floor. Doors to lounge and kitchen. Radiator. Understairs storage cupboard.

### Lounge

Double glazed window to the front aspect. Radiator. T.V. point. Archway to the dining room.

### Dining Room

Double glazed patio doors to the rear garden. Please note the patio doors do not open. Radiator.

### Kitchen

Two double glazed windows to rear aspect. Metal frame door with pattern double glazed panel to the side. Fitted in a range of units to wall and base levels with worksurfaces over and an inset sink/drain. Space for cooker and fridge/freezer. Plumbing for washing machine. Wall mounted boiler. Service hatch to the dining room. Tiled to splashback areas.

### First Floor Landing

Pattern double glazed window to the side elevation. Access to loft. Doors to all rooms.

### Bedroom One

Double glazed window to the rear elevation. Double doors to the airing cupboard. Built-in storage cupboard. Radiator.

### Bedroom Two

Double glazed window to the front elevation. Built-in storage cupboard. Radiator.

### Bedroom Three

Double glazed window to the front elevation. Storage recess over stairbulk. Radiator.

### Family Bathroom

Pattern double glazed window to the rear elevation. Suite comprising bath with shower over and pedestal mounted wash hand basin. Chrome heated towel rail. Fully tiled walls. Wall mounted extractor fan. Inset spotlights to the ceiling.



### W.c.

Pattern double glazed window to the side elevation. White low level w.c. Radiator. Fully tiled walls.

### Exterior

#### Front Garden

Mainly laid to lawn with a hedge to the front. Block paved driveway to the side offering off-road parking for up to two vehicles.

#### Rear Garden

Generous size rear garden offering scope for an extension subject to planning permission. Paved patio area. Remainder laid to lawn with planted borders. Path leading towards the foot of the garden. Trees and bushes. Brick-built storage shed. Gated front access. Outside tap. Enclosed by timber fencing.

### Note To Purchasers

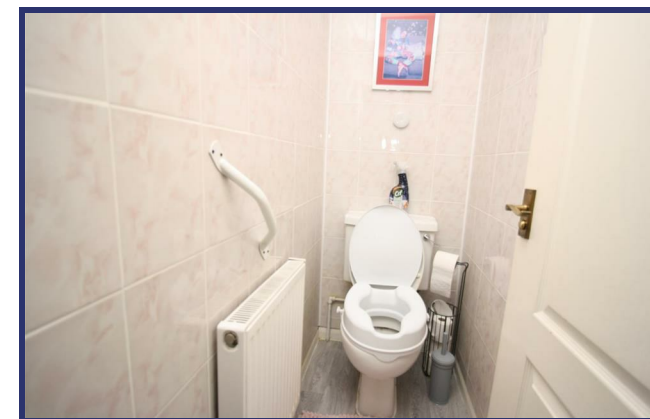
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per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





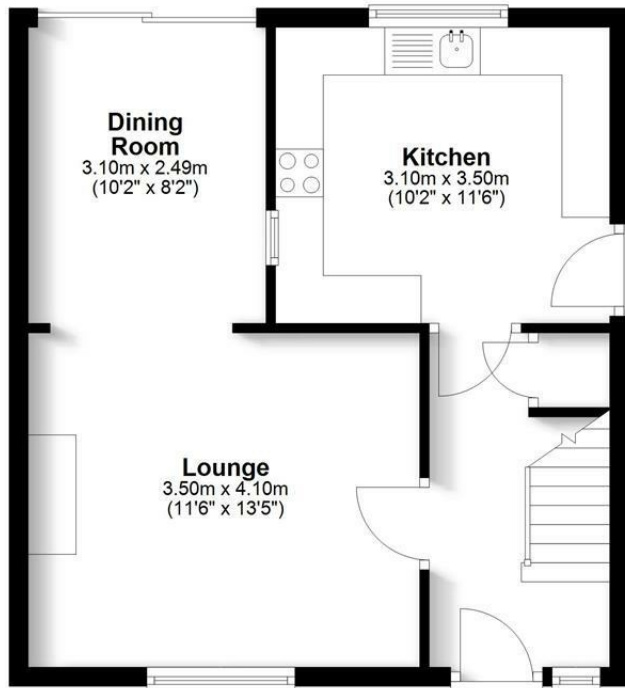






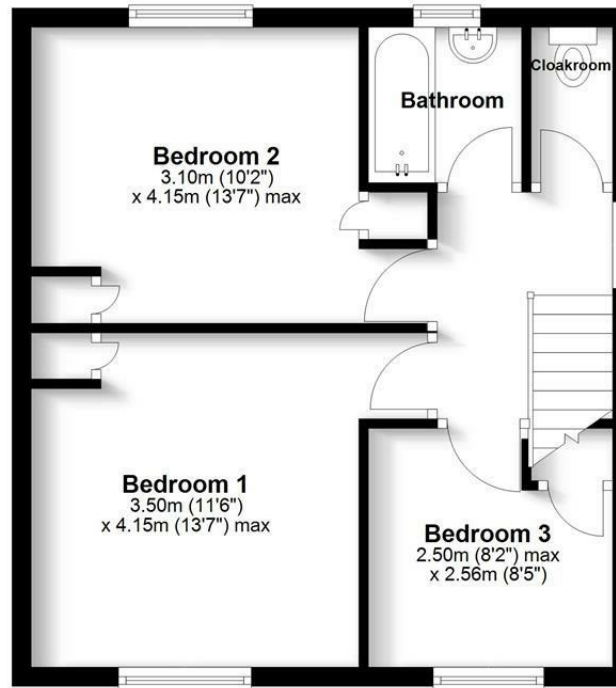
## Ground Floor

Approx. 40.8 sq. metres (439.2 sq. feet)



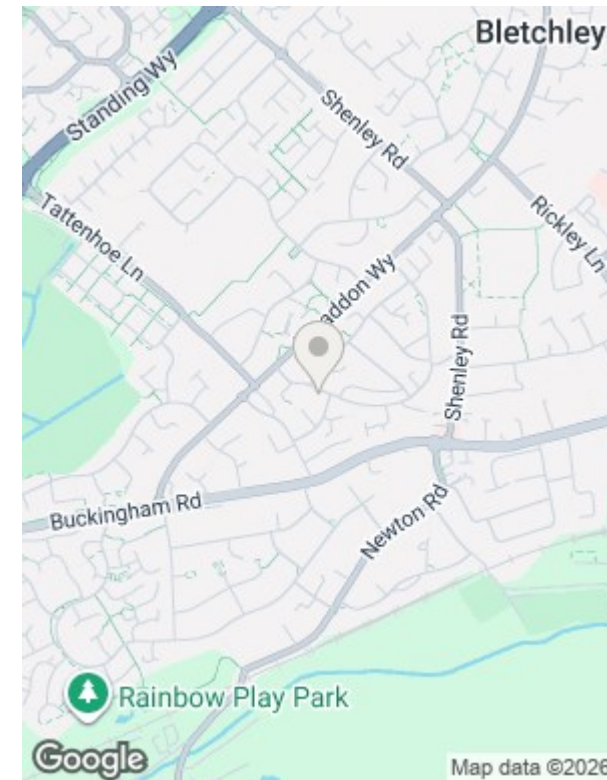
## First Floor

Approx. 39.1 sq. metres (420.8 sq. feet)



Total area: approx. 79.9 sq. metres (860.0 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                                   |  |                         | 85        |
| (69-80) C                                   |  | 70                      |           |
| (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 |           |

