



Shenley Road, Milton Keynes, MK3 6HF



48 Shenley Road
Bletchley
Milton Keynes
Buckinghamshire
MK3 6HF

Guide Price £330,000

A RARELY AVAILABLE 1950'S TRANFIELD BUILT BAY FRONTED THREE BEDROOM SEMI DETACHED PROPERTY BACKING ON TO RICKLEY PARK, in the PRESTIGIOUS NON ESTATE location of Shenley Road. 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, doctors, shops and other amenities.

The accommodation in brief comprises an entrance hall, lounge with fireplace, kitchen, dining room, first floor landing, bay fronted principle bedroom, two further bedrooms, shower room and separate w.c. The benefits include double glazing, side passage way with storage and w.c, well maintained gardens and an ATTACHED GARAGE with a driveway in front offering off road parking. THE PROPERTY IS IN NEED OF MODERNISATION BUT HAS BEEN PRICED ACCORDINGLY. There is NO UPPER CHAIN and internal viewing is recommended. EPC rating F.

- Prestigious Non Estate Location
- Walking Distance To Bletchley Train Station
- Backing On To Rickley Park
- Bay Fronted Three Bedroom Semi Detached
- Separate Lounge & Dining Room
- Generous Sized Rear Garden
- Attached Garage & Driveway
- No Upper Chain
- Rarely Available
- EPC Rating F





Entrance Hall

Entered via an obscure double glazed door with obscure double glazed side panels. Stairs rising first floor. Door to lounge and kitchen. Wall mounted electric storage heater. Under-stairs storage cupboard. Telephone point.

Lounge

UPVC double glazed bay window to front aspect. Tiled fireplace with grate. TV point.

Kitchen

UPVC double glazed window to rear aspect. Fitted range of wall and base units with square edged work surfaces giving storage. Stainless steel sink with drainer and mixer tap over. Space for cooker, washing machine and fridge. Tiled to splash back areas. Built-in larder cupboard. Part glazed door leading to side passageway. Sliding door to dining room.

Dining Room

UPVC double glazed window to rear aspect. Wall mounted storage heater.

First Floor Landing

UPVC double glazed window to side elevation. Doors to three bedrooms, shower room and a WC. Loft access with ladder and light.

Bedroom One

UPVC double glazed window to front elevation.

Bedroom Two

UPVC double glazed window to rear elevation. Door to airing cupboard.

Bedroom Three

UPVC double glazed window to front elevation. Wall mounted electric storage heater. Telephone point. Storage cupboard over stair-bulk.

Shower Room

Obscure UPVC double glazed window to rear elevation. White two piece suite comprising of a shower cubicle with handrail and seat, and a pedestal mounted wash hand basin. Wall mounted mirror with light. Heated towel rail. Wall mounted cupboard. Wall mounted heater. Tiled to splashback areas.

W.C.

Obscure UPVC double glazed window to side elevation. White low level w.c. Hand rail.

Side Passageway

Accessed via the kitchen. Courtesy door to garage. Double glazed door to rear garden. Storage cupboard. Door to outside WC.

Coloured two piece suite comprising of a low-level w.c. and wall mounted wash hand basin. Wall mounted electric heater. Storage cupboard. Tiled to splashback areas.

Exterior

Front- Mainly laid to lawn with a driveway to the side in front of garage offering off-road parking. Brick retaining wall to front.

Rear Garden- Separated into two sections and backing on to Rickley Park. Comprises of paved patio. Remainder is mainly laid to lawn. Pathway and gate leading to a further lawn area. Hardstanding. Two timber sheds to remain, one with workbench. Small pond. Timber summer house to remain. Outside tap. Gated side access leading to front. Fully enclosed.

Garage

Attached garage with electric up and over door. Power and light. Wall mounted cupboards.

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.

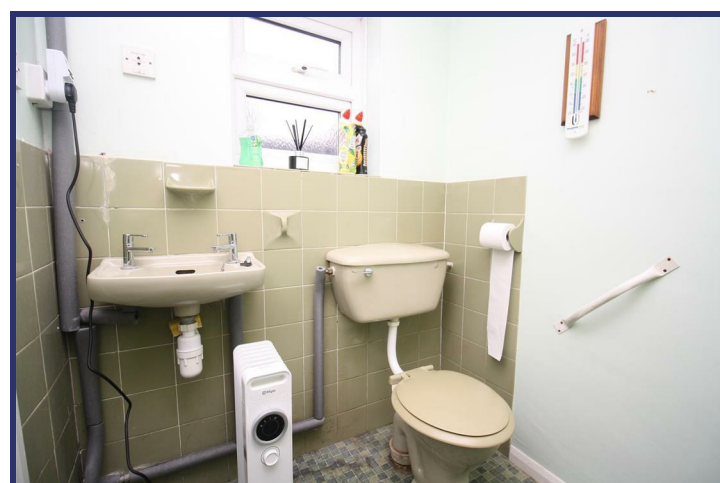
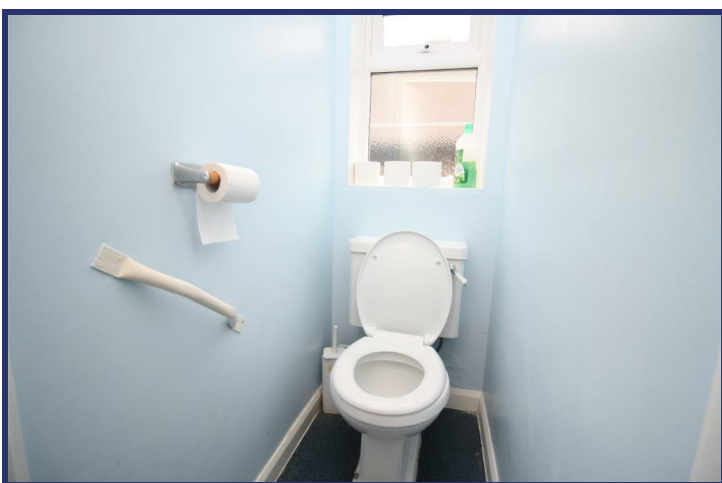
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

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.

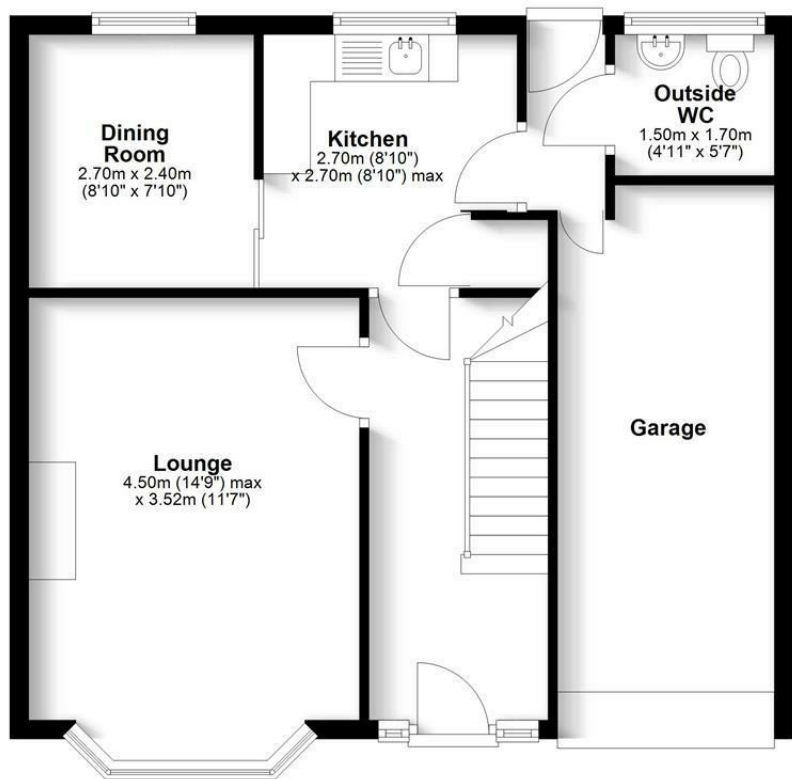






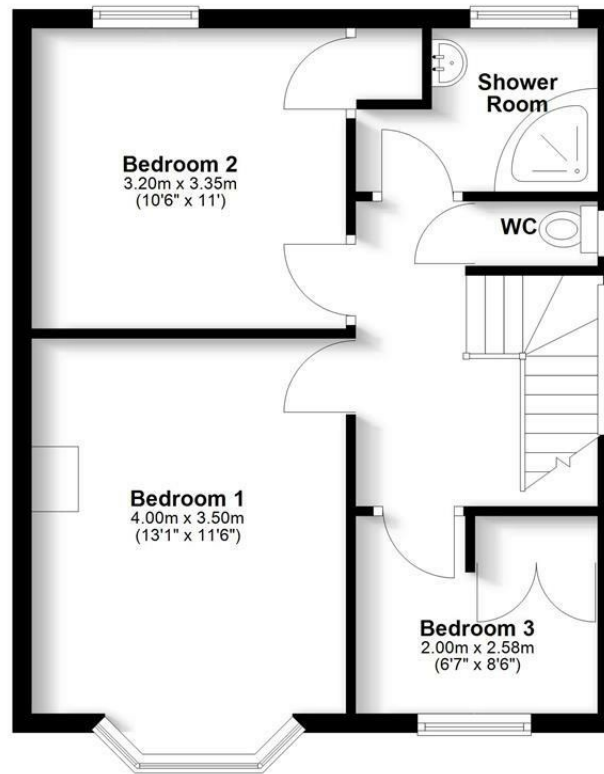
Ground Floor

Approx. 58.3 sq. metres (627.8 sq. feet)

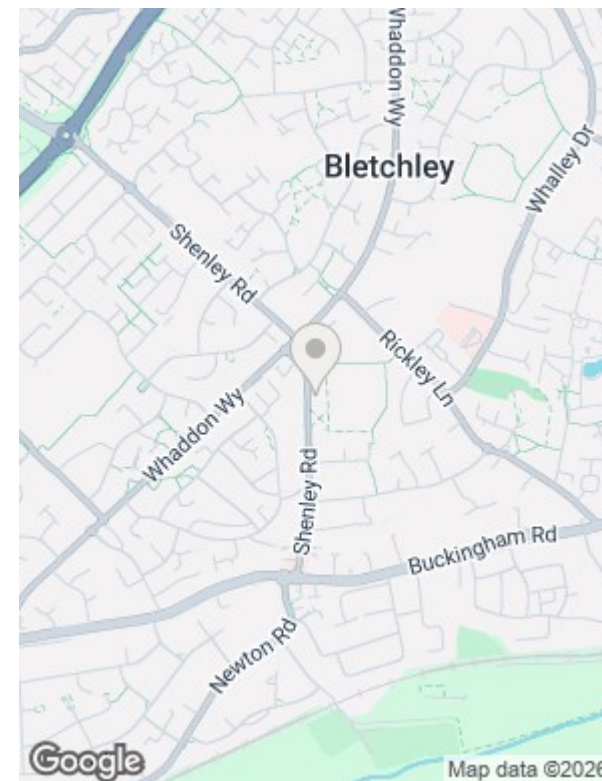


First Floor

Approx. 44.8 sq. metres (481.7 sq. feet)



Total area: approx. 103.1 sq. metres (1109.6 sq. feet)



Viewing Arrangements

By appointment only via Carters.

We are open 7 days a week for your convenience

01908 646699

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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	

