



Diddington Close, Milton Keynes, MK2 3EB



36 Diddington Close  
Bletchley  
Milton Keynes  
MK2 3EB

£250,000

Carters are delighted to offer to the market this **TWO BEDROOM END OF TERRACE** property situated on the South side of Bletchley, in a cul-de-sac location on the edge of the Lakes development. It is within easy reach of schools and Bletchley town centre with all the amenities it has to offer, as well as the A5 and Bletchley train station, which offers a direct link to London Euston.

The accommodation in brief comprises an entrance hall, lounge/diner, kitchen, first floor landing, two bedrooms and a family bathroom. The benefits include UPVC double glazing, gas to radiator central heating, gardens and allocated parking situated to the rear of the property. The property is **IN NEED OF SOME MODERNISATION BUT HAS BEEN PRICED ACCORDINGLY**. This would make an ideal first time buy for someone looking to improve their new home and is offered with **NO UPPER CHAIN**. EPC rating C.

- South Side Of Bletchley
- Two Bedroom End Of Terrace
- UPVC Double Glazing
- Gas To Radiator Central Heating
- Lounge/Diner
- Front & Rear Gardens
- Off Road Parking
- Close To Amenities
- No Upper Chain
- EPC Rating C





### Entrance Hall

Entrance via UPVC door with patterned double glazed panel. Door to lounge/diner and archway to kitchen. Radiator.

### Lounge/Diner

UPVC double glazed sliding patio doors onto rear garden. Stairs rising to the first floor. Radiator. TV point.

### Kitchen

UPVC double glazed window to front aspect. A range of wall and base units with roll top work surfaces giving storage. Stainless steel sink with drainer and mixer tap over. Space for cooker, fridge/freezer and washing machine. Tiled to splashback areas. Wall mounted boiler.

### First Floor Landing

Doors to two bedrooms and a family bathroom. Loft access. Exposed floorboards.

### Bedroom One

UPVC double glazed window to rear elevation. Radiator. Exposed wooden floorboards.

### Bedroom Two

UPVC double glazed window to front elevation. Radiator. Exposed wooden floorboards.

### Family Bathroom

Patterned UPVC double glazed window to front elevation. A white three-piece suite comprising of a panel bath with shower over, pedestal mounted wash hand basin and a low-level WC. Tiled to splashback areas. Radiator. Wall mounted extractor fan.

### Exterior

Front- Mainly laid to lawn with pathway leading to front door.

Rear Garden- Small paved patio area. Remainder uncultivated. Gated rear access. Fully enclosed by timber fencing.

Parking-Allocated parking space situated to the rear of the property.

### Property Information

Tenure: Leasehold

Local Authority: Milton Keynes Council

Council Tax Band: B

### 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

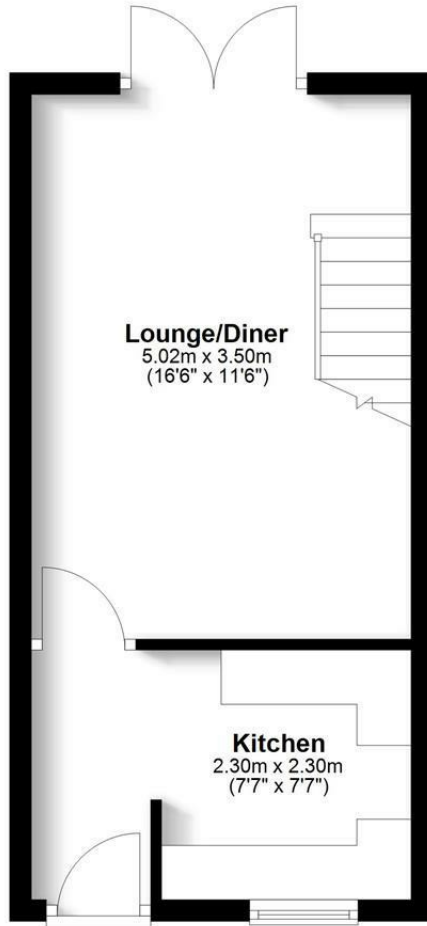
### Disclaimer

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. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.



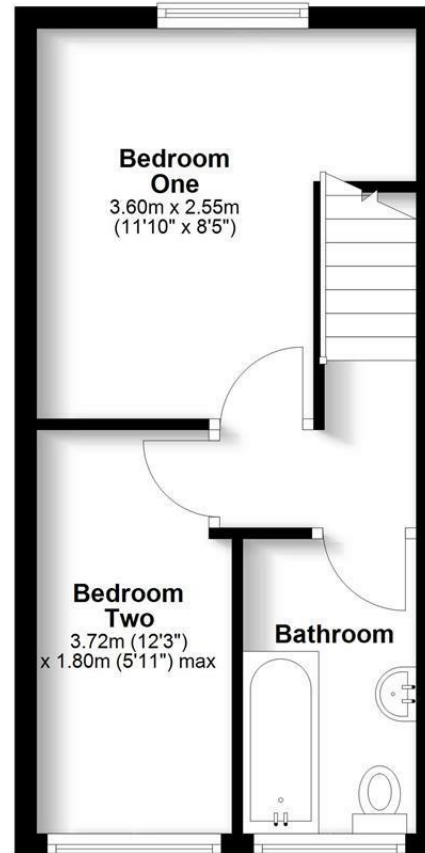
## Ground Floor

Approx. 26.0 sq. metres (279.5 sq. feet)

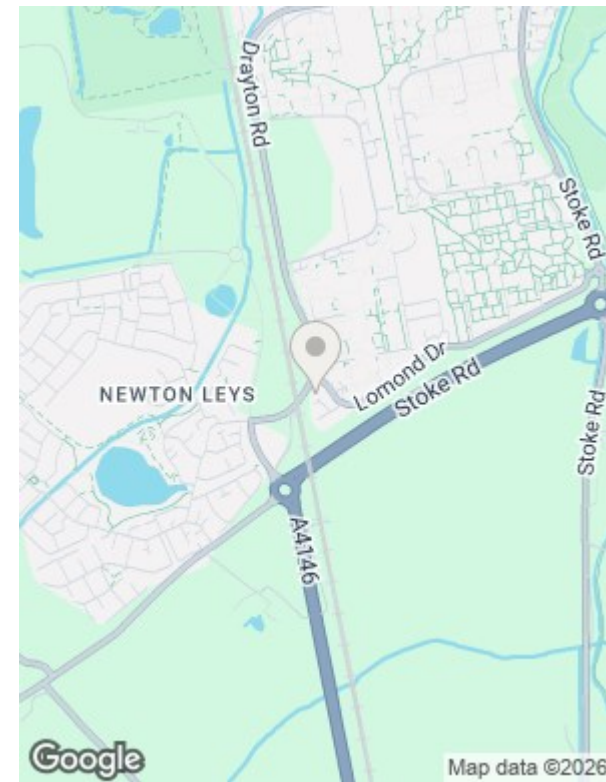


## First Floor

Approx. 26.0 sq. metres (279.5 sq. feet)




Total area: approx. 51.9 sq. metres (559.1 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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

