



Milton Grove, Milton Keynes, MK3 5BJ



**1a Milton Grove
Bletchley
Milton Keynes
MK3 5BJ**

£315,000

Carters are delighted to offer this **BEAUTIFULLY PRESENTED MODERN TWO BEDROOM DETACHED BUNGALOW**, situated on the very desirable **POET DEVELOPMENT**. Built in just 2014, 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 entrance hall, **KITCHEN WITH BUILT-IN AND INTEGRATED APPLIANCES**, lounge/diner, inner hallway, **TWO DOUBLE BEDROOMS** AND A **FAMILY SHOWER ROOM**. The benefits include UPVC double glazing, gas to radiator central heating, well maintained gardens and a **DRIVEWAY TO THE REAR OFFERING OFF ROAD PARKING FOR TWO VEHICLES**. Internal viewing is highly recommended. EPC rating B.

- Sought After Poets Development
- Close Proximity To Train Station
- Two Double Bedroom Detached Bungalow
- UPVC Double Glazed
- Gas To Radiator Central Heating
- Built In 2014
- Kitchen With Built In & Integrated Appliances
- Driveway For Two Vehicles
- Beautifully Presented
- EPC Rating B





Entrance Hall

Entered via a composite door with obscure double glazed panel. Doors to lounge/diner and kitchen. Radiator. Luxury Vinyl Tiled flooring. Inset spotlights to ceiling.

Kitchen

Dual aspect with UPVC double glazed windows to front and side aspects. Modern fitted kitchen comprising a range wall and base units with roll top work surfaces giving storage. Stainless steel sink with drainer and mixer tap over. Built-in oven and ceramic hob with stainless steel extractor hood over. Integrated fridge/freezer, washing machine and dishwasher. Tiled to splashback areas. Radiator. Luxury Vinyl Tiled flooring. Inset spotlights to ceiling.

Lounge/Diner

UPVC double glazed window to front aspect. Radiator. TV and Open Reach points. Loft access. Spotlights to ceiling. Door to inner hallway.

Inner Hallway

Doors to bedroom one, two and shower room. Luxury Vinyl Tiled flooring. Spotlight to ceiling.

Bedroom One

UPVC double glazed window to rear aspect. Radiator. Inset spotlight to ceiling.

Bedroom Two

UPVC door with double glazed panel and UPVC double glazed window onto rear garden. Radiator. Luxury Vinyl Tiled flooring. Spotlights to ceiling.

Family Shower Room

Obscure UPVC double glazed window to side aspect. Modern white three-piece suite comprising a fully tiled shower cubicle with glass screen, wash hand basin with vanity unit under and a low-level WC. Chrome heated towel rail. Fully tiled to three walls. Luxury Vinyl Tiled flooring. Inset spotlights to ceiling.

Exterior

Front-Mainly laid to lawn with steps up to front door.

Rear-Comprises of two paved patios. Remainder is mainly laid to lawn. Pathway leading to a gated rear access to parking. Outside tap. Gated access leading to front. Fully enclosed by timber fencing.

Driveway-Block paved driveway situated to the rear of the property offering off-road parking for two vehicles.

Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council.

Council Tax Band: C

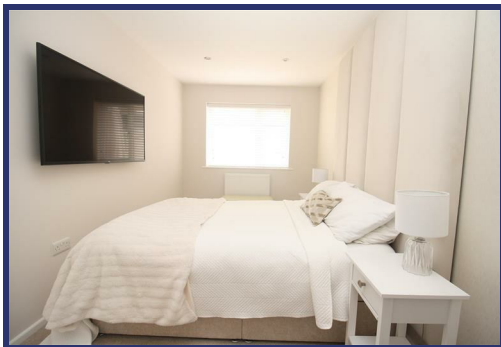
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In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a 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.

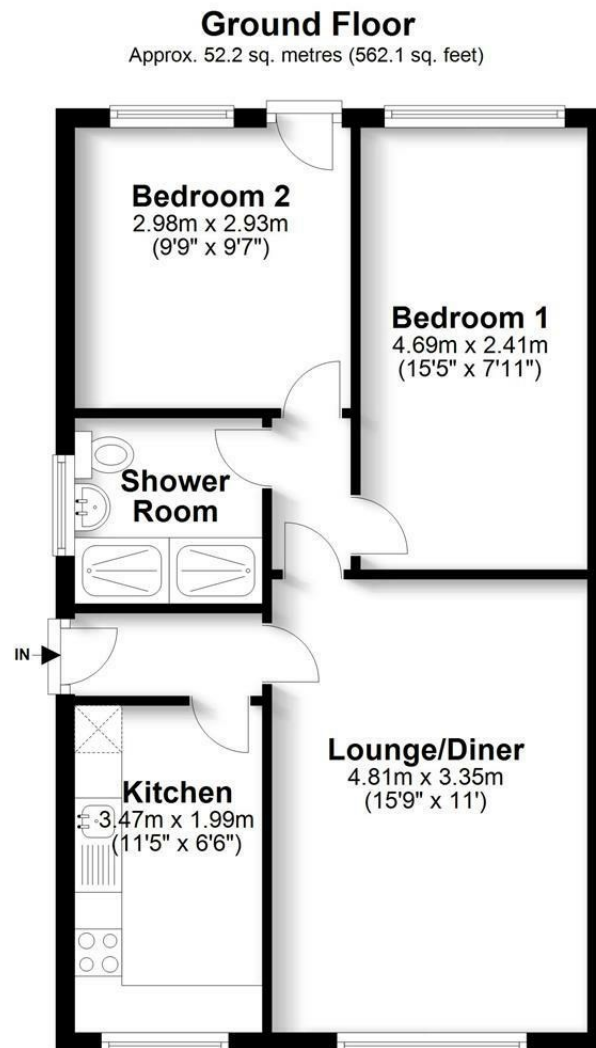
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Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating 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.

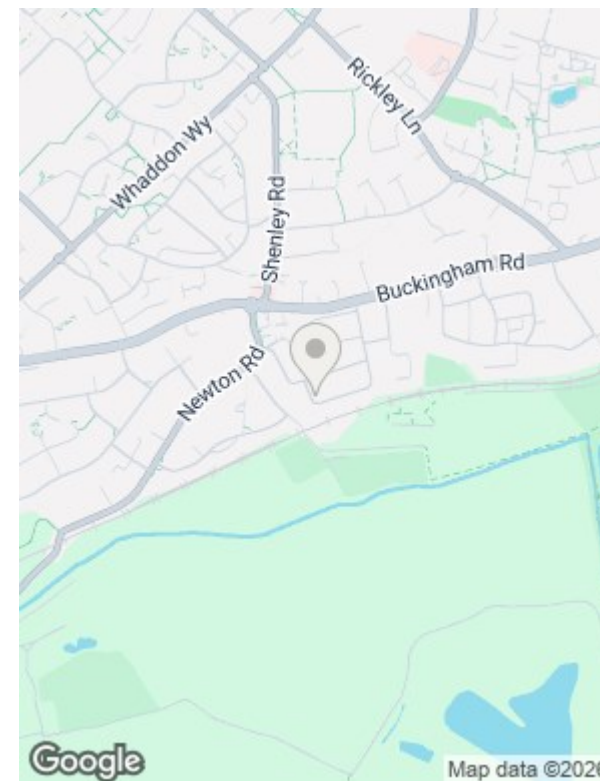








Total area: approx. 52.2 sq. metres (562.1 sq. feet)



Viewing Arrangements

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(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	

