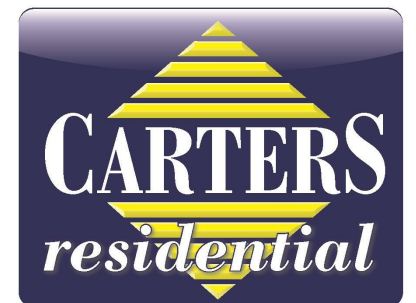




High Street, New Bradwell, MK13 0BU



8 High Street
New Bradwell
Milton Keynes
MK13 0BU

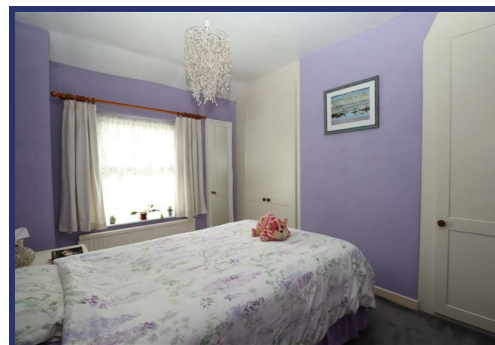
Offers Over £270,000

A deceptively spacious 2 bedroom, three storey, Victorian house with parking in a convenient location.

The property has accommodation set over three floors comprising an entrance hall, living room, kitchen/dining room. On the first floor, 2 double bedrooms and a modern bathroom and on the lower level a sitting room which could be used as a third bedroom and a basement which may suit conversion. Outside, the property has a garden to the rear which is hardstanding allowing it to be used for parking should you prefer.

The property is situated just a few steps away from a number of shops, including takeaways and a Co-op. New Bradwell Primary School is a 2-minute walk away. The property is located just a short walk from the Grand Union Canal, Ouse Valley Park and The New Inn canal-side pub. Wolverton railway station is a 10-minute walk away, with direct trains to London Euston taking on average 45 minutes.

- Victorian House Set Over 3 Floors
- 2 Reception Rooms
- 2 Double Bedrooms
- Kitchen/ Dining Room
- Modern First Floor Bathroom
- Basement Room with Scope to Convert
- Off Road Parking/ Garden
- Short Walk to Shops & School
- Near to Lovely Canal-side Walks





Ground Floor

The front door, with a stained glass feature over, opens to the entrance hall which has stairs down to the sitting room and basement area and a door to the kitchen/dining room.

The kitchen/dining room has a range of units to floor and wall levels with worktops and one and a half bowl sink unit. Integrated appliances include a gas hob, extractor hood, double oven, undercounter fridge and freezers, and washing machine. Cupboard housing the central heating boiler. Stairs to the first floor and an archway to the living room.

The living room has a fireplace with brick surround and tiled hearth and a window to the front.

First Floor

The landing has access to the loft and doors to all rooms.

Bedroom 1 is a double bedroom located to the rear with a built-in cupboard.

Bedroom 2 is a double bedroom located to the front with two fitted wardrobes.

The bathroom has a modern suite in white comprising WC, wash basin built into a vanity unit and a bath with shower and glass screen. Window to the front.

Lower Level

Stairs from the hall lead down to the lower level into a sitting room, which could also be used as a third bedroom and which has a feature fireplace incorporating a gas coal effect fire, cupboards built into the chimney breast recesses, window and door to the rear garden/parking space, under stairs cupboard, exposed ceiling timbers and a door to the basement area.

The basement serves as a useful storage area with some natural light from a small window. Some of the houses in the terrace have converted this area into further accommodation.

Outside

The rear garden is accessed via double gates from a rear service road. Enclosed by fencing and brick walls and is paved, allowing it to be used as either a low maintenance garden or off-road parking.

Heating

The property has gas to radiator central heating.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band: B

Location - New Bradwell

New Bradwell is a small town of mainly Victorian and Edwardian buildings located on the Northern fringe of Milton Keynes. Most homes in New Bradwell are located within a short walk of the small High Street with an assortment of shops and food establishments for all of your day to day needs. The grand union canal runs to the southern edge and the north is bordered by miles of Buckinghamshire countryside with attractive walks, some along the riverside. The main line rail station in Wolverton to London (Euston) and the North is located just 10 minutes walk (approximate) from the western end of New Bradwell.

Note for 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

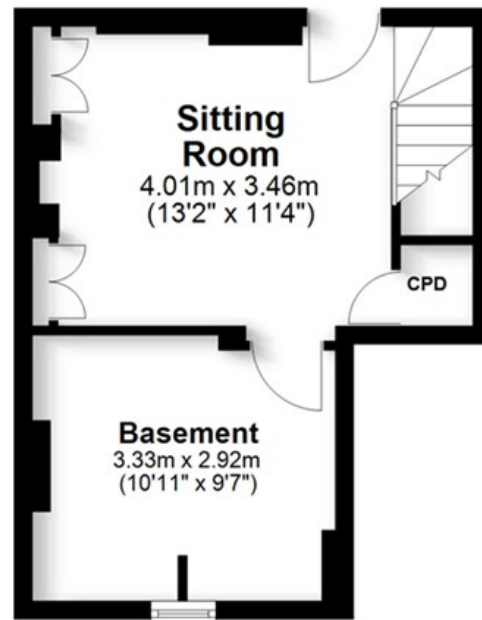
Disclaimer

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.

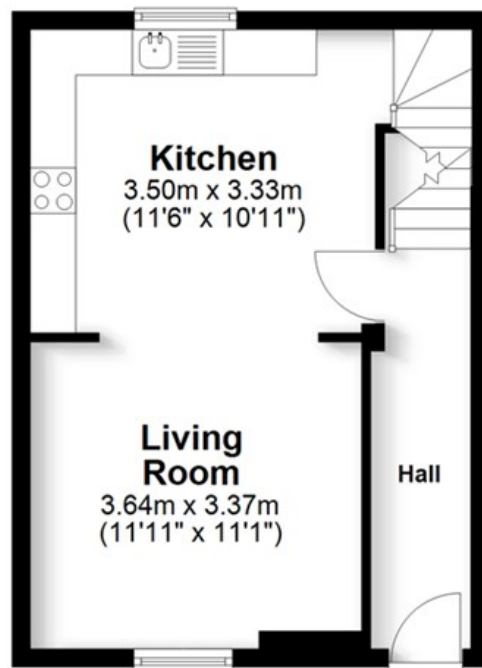




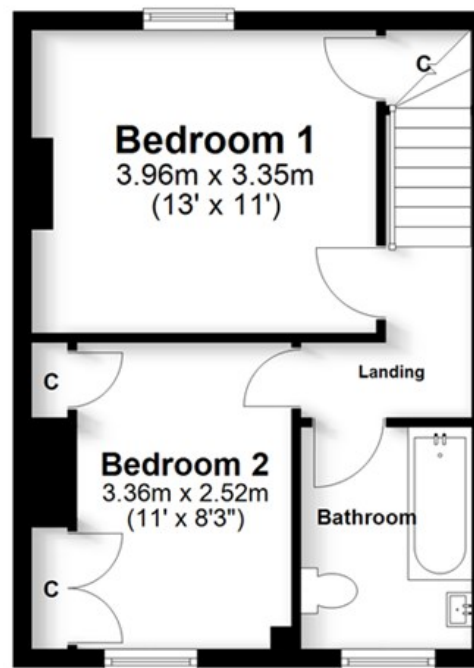
Lower Ground Floor



Ground Floor



First Floor



Viewing Arrangements

By appointment only via Carters.

We are open 7 days a week for your convenience

01908 561010

stony@carters.co.uk

carters.co.uk

59 High Street, Stony Stratford, MK11 1AY



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	85
(81-91) B	
(69-80) C	53
(55-68) D	
(39-54) E	21-25
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

