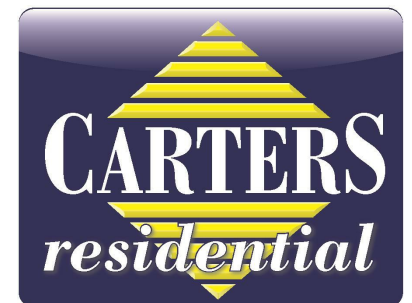




Kinloch Place, Milton Keynes, MK2 3NN



30 Kinloch Place
Bletchley
Milton Keynes
MK2 3NN

£225,000

Carters are delighted to offer to the market this **WELL PROPORTIONED THREE BEDROOM** family home, situated on the Lakes development of Bletchley. It is within easy reach of the town centre with all the amenities it has to offer, as well as Bletchley train station, which offers a direct link to London Euston.

The accommodation in brief comprises of entrance hall, DOWNSTAIRS CLOAKROOM, LOUNGE/DINER, KITCHEN, first floor landing, three good size bedrooms and a family wet room., UPVC double glazing, gas to radiator central heating and gardens to the front and rear. This would make an ideal **FIRST TIME BUY OR BUY TO LET INVESTMENT**. There is **NO UPPER CHAIN** and internal viewing is recommended. EPC: tbc

- Three Bedroom Family Home
- Spacious & Well Proportioned
- UPVC Double Glazed
- Gas To Radiator Central Heating
- Downstairs Cloakroom
- Three Good Size Bedrooms
- Front & Rear Gardens
- Ideal First Time Buy/Buy To Let Investment
- No Upper Chain
- EPC Rating C





Entrance hall

Entered via UPVC door with patterned double glazed panel. Stairs rising to first floor. Doors to downstairs cloakroom, Kitchen and Lounge/Diner. Radiator. Under stairs storage recess. Built-in storage cupboard.

Downstairs Cloakroom

White two piece suite comprising wall mounted wash hand basin with tiles to splashback areas and a low-level WC.

Lounge/Diner

UPVC double glazed windows with double glazed door to rear aspect. Laminate wood flooring. Dado rail. Radiator.

Kitchen

UPVC double glazed windows to front aspect. Comprises 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 with extractor hood over. Space for fridge/freezer. Plumbing for washing machine. Built in storage cupboards, Tiled flooring. Tile to splash back areas.

First Floor Landing

Doors to three bedrooms and a wetroom. Door to airing cupboard. Built-in storage cupboard.

Bedroom One

UPVC double glazed windows to rear elevation. Built in storage cupboard. Radiator. Laminate wood flooring.

Bedroom Two

UPVC double glazed windows to front elevation. Radiator. Built-in storage cupboard housing wall mounted boiler.

Bedroom Three

UPVC double glazed windows to rear elevation. Radiator.

Family Wet Room

UPVC double glazed windows to front elevation. White three piece-suite comprising a walk-in shower cubicle with seat, pedestaled mounted wash hand basin and a low-level WC. Radiator. Fully tiled walls. Hand Rail.



Exterior

Front Garden-Mainly laid to shingle with pathway leading to front door. Partly enclosed by small wooden picket fence.

Rear Garden- Comprises of a small paved patio area. Remainder is mainly laid to lawn with pathway leading to rear. Timber shed to remain. Gated rear access. Enclosed by timber fencing.

Parking- Communal parking situated to the front of the property.

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.

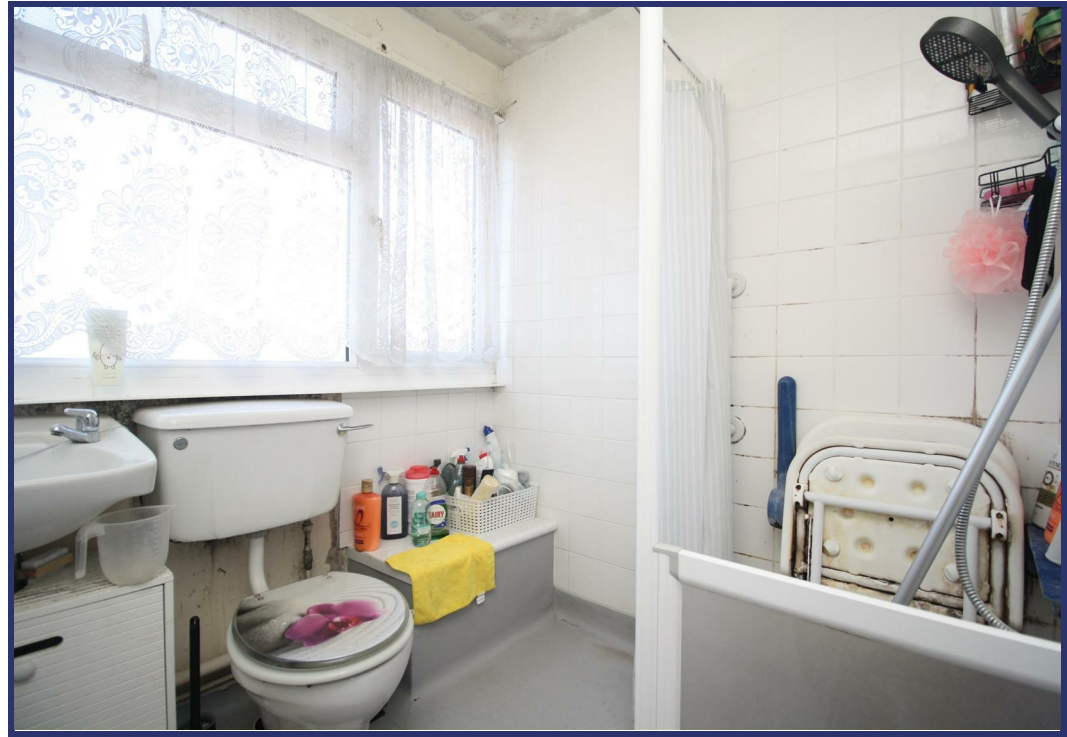
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

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.

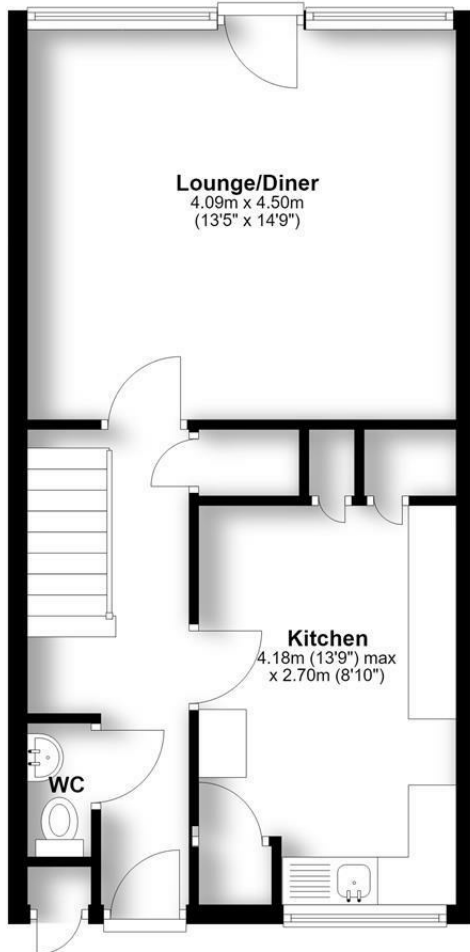
Property Information

Tenure: Freehold
Local Authority: Milton Keynes Council
Council Tax Band: B



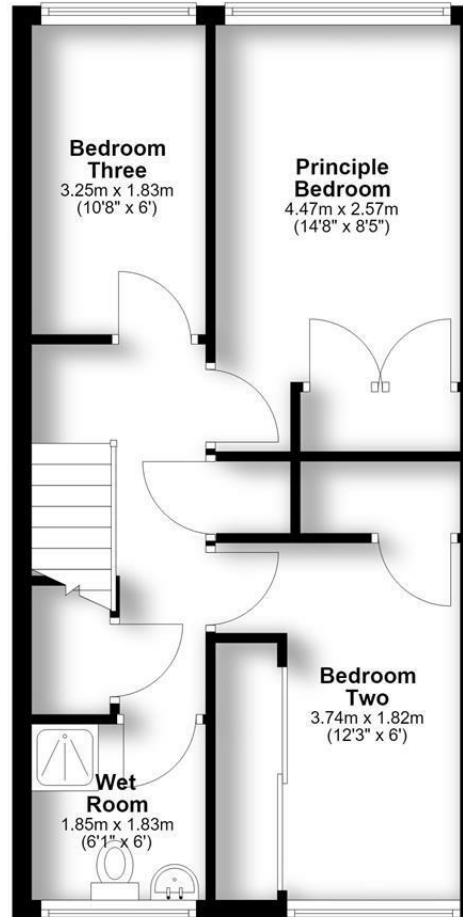
Ground Floor

Approx. 41.2 sq. metres (443.8 sq. feet)

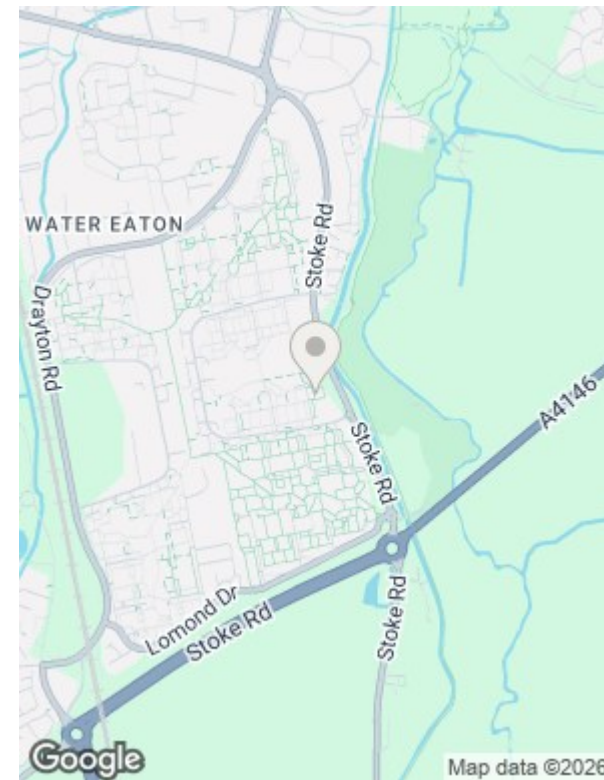


First Floor

Approx. 41.2 sq. metres (443.8 sq. feet)



Total area: approx. 82.5 sq. metres (887.5 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

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	

