



Connells

31b Queen Anne Street
New Bradwell MILTON KEYNES



Property Description

Connells Estate Agents are delighted to bring to the market this three bedroom home that is located in the popular and sought after area of New Bradwell. In our opinion this property would make an ideal first time purchase or family home. The property is well presented throughout and should be viewed to be fully appreciated.

The accommodation comprises of an entrance hall, lounge, kitchen/diner, landing, three bedrooms, bathroom and an enclosed rear garden. To the front there is a driveway providing an off road parking space.

Please see the full range of photography as well as the floorplan that provides an indicative view of room layouts. For further information and to arrange your viewings please call Connells Estate Agents today on 01908 674141 or email miltonkeynes@connells.co.uk.

The Area

New Bradwell is conveniently located a short distance away from Central Milton Keynes, offering excellent access into the town centre and all of its amenities. You will find Centre:MK, the Theatre district, Xscape building and Campbell Park with a wide range of retail, entertainment and recreational facilities.

The mainline railway station is also within easy reach, offering direct trains into London Euston with journey times of approximately 35 minutes. The area is also well served with local bus routes offering journeys across the town. Main trunk roads such as the A5, A421, A422 and A509 are all within a short drive, whilst Junctions 13 & 14 of the M1 also connect to Milton Keynes. The town also benefits from miles of redways providing good cycle routes across Milton Keynes.

Wolverton railway station is approximately a 10 minute walk away from this property, making this a popular location with commuters. Nearby is also a well regarded primary school and nursery - which is around a 5 minute walk away.

New Bradwell has its own local amenities including a local Co-op and Asda, and there are a number of schools nearby, making this an ideal area for families or first time buyers.

Entrance Hall

Double glazed door to the side, double glazed window to the front, wall mounted radiator, door to the lounge and stairs leading to the first floor.

Lounge

16' 3" x 11' 9" (4.95m x 3.58m)

Double glazed window to the front, electric fireplace, wall mounted radiator, tv and telephone points, understairs cupboard.

Kitchen/Diner

15' x 11' 8" (4.57m x 3.56m)

Double glazed window to the rear, double glazed double doors to the rear, fitted kitchen, eye base units, worksurfaces, breakfast bar, stainless steel sink drainer, part tiled, space for washing machine and fridge freezer, built in gas hob, electric oven with cooker hood over, and a wall mounted radiator.

Landing

Loft access and cupboard with combi central heating boiler.

Bedroom 1

12' 1" x 9' 1" (3.68m x 2.77m)

Double glazed window to the front, built in wardrobes and a wall mounted radiator.

Bedroom 2

12' x 7' 6" (3.66m x 2.29m)

Double glazed window to the rear, tv point and a wall mounted radiator.

Bedroom 3

9' x 7' 2" (2.74m x 2.18m)

Double glazed window to the rear and a wall mounted radiator.

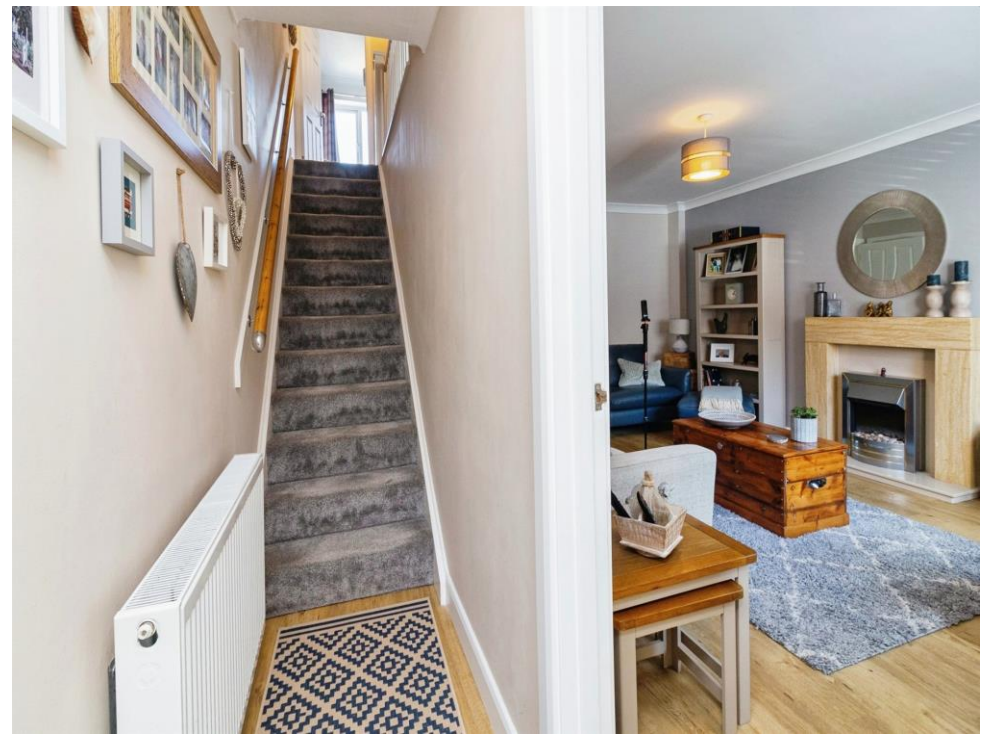
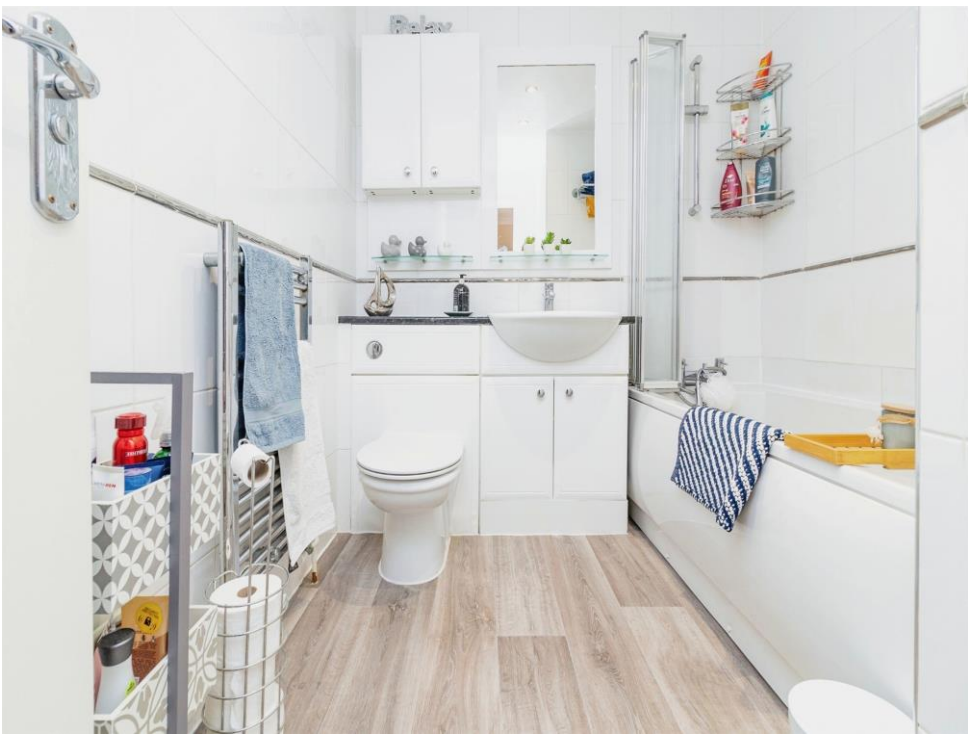
Bathroom

Fitted bathroom, bath, mixer taps, shower over, w/c, wash hand basin vanity, fully tiled, extractor fan.

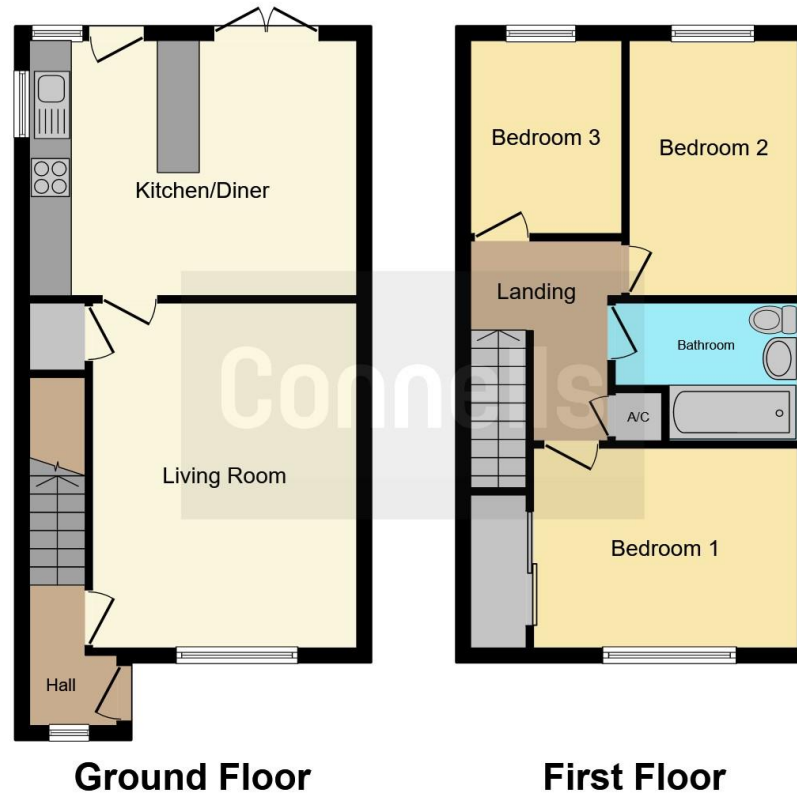
Rear Garden

Enclosed by a timber fence, decking, gated access to the rear, shed, water feature, shrub borders and an outside tap.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: C

view this property online connells.co.uk/Property/MKN318999

Tenure: Freehold



Awaiting Photograph

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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