



Gotland Avenue, Whitehouse, MK8 1ED



13 Gotland Avenue
Whitehouse
Milton Keynes
MK8 1ED

£450,000

A beautifully presented three story 3-4 bedroom end of terrace townhouse with gardens, driveway and garage.

The property has accommodation set over three floors comprising; an entrance hall with large storage cupboards, cloakroom, study/ bedroom 4 and a large open plan kitchen/ family/ dining room. On the first floor there is a living room and the master bedroom with an en-suite shower room. On the second floor there are 2 further bedrooms and a bathroom.

The property has a driveway, a large garage, and front and rear gardens

This is a sought after location and the property is beautifully presented - early viewing is a must to avoid disappointment.

- 3-4 Bedroom Town House
- End of Terrace (Block of 3)
- Beautifully Presented - Stylish Decor
- Large Kitchen/ Family/ Dining Room
- First Floor Living Room
- 3 Good Size Bedrooms
- Study/ Bedroom 4 (Ground Floor)
- 2 Bath/ Shower Rooms
- Large Garage & Driveway





Ground Floor

A front door opens to the entrance hall which has two storage cupboards – one housing gas central heating boiler. Stairs to the first floor and doors to all rooms.

The cloakroom has a WC and wash basin.

A study/ bedroom 4 is located to the front.

The heart of this home is the large open plan kitchen/ family room. The kitchen has a range of units to floor and wall levels with worktops, a sink unit and a range of integrated appliances to include a gas hob, extractor hood, two ovens, microwave, fridge/ freezer and washer/ dryer. The remainder of the room has space for a dining table, sofas chairs et cetera and has glazed French doors opening to the rear garden.

First Floor

The landing has doors to all rooms and stairs to the second floor. Airing cupboard housing the hot water cylinder.

The living room is located to the rear and has glazed French doors with glazed side panels opening to a Juliet balcony.

Bedroom 1 is a double bedroom located to the front with two windows, built-in double wardrobe and an en-suite shower room. The en-suite shower room has a white suite comprising WC with concealed cistern, wash basin with vanity unit and double sized shower cubicle .

Second Floor

The landing has doors to all rooms.

Bedroom 3 is a double bedroom located to the rear with a built in wardrobe.

Bedroom 4 is a double bedroom located to the front with a large built in double wardrobe.

The bathroom has a suite comprising WC, wall mounted wash basin and vanity unit, and a bath with a mixer tap shower and mains shower over. Glass screen. Tiled walls.

Outside

Small front garden bordered by a hedge with a path to the front door. Tarmac driveway to the side providing off-road parking for 2 cars leading to the garage, and side gated access to the rear garden.

The rear garden has a paved patio and pathway, timber deck and the remainder is laid to lawn with some stocked beds. The garden is enclosed by fencing

Garage

Brick built garage with up and over door and a pitched tiled roof with loft storage. Power and light.

Heating

The property has gas to radiator central heating.

Cost/ Charges/ Property Information

Tenure: Freehold

Annual Service Charge: (to be confirmed).

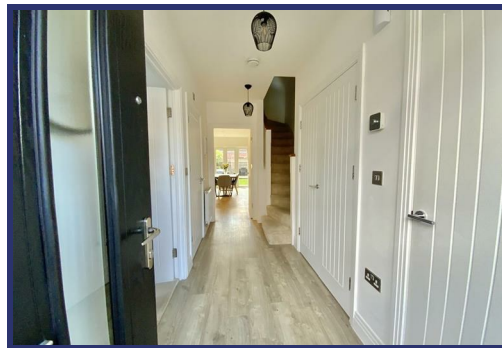
Service charge review period (year/month)

Local Authority: Milton Keynes Council

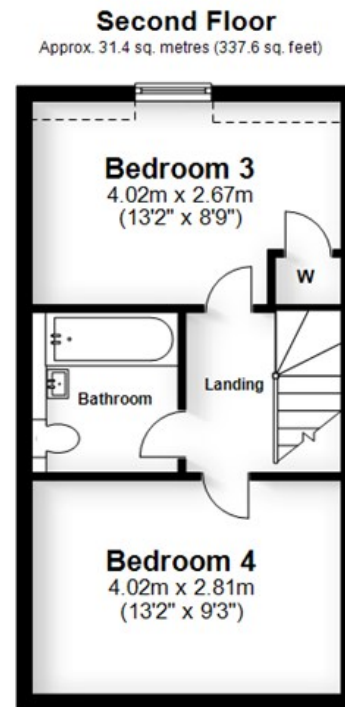
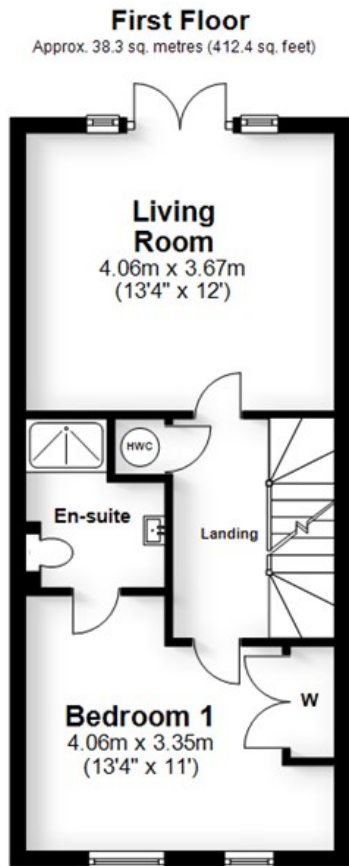
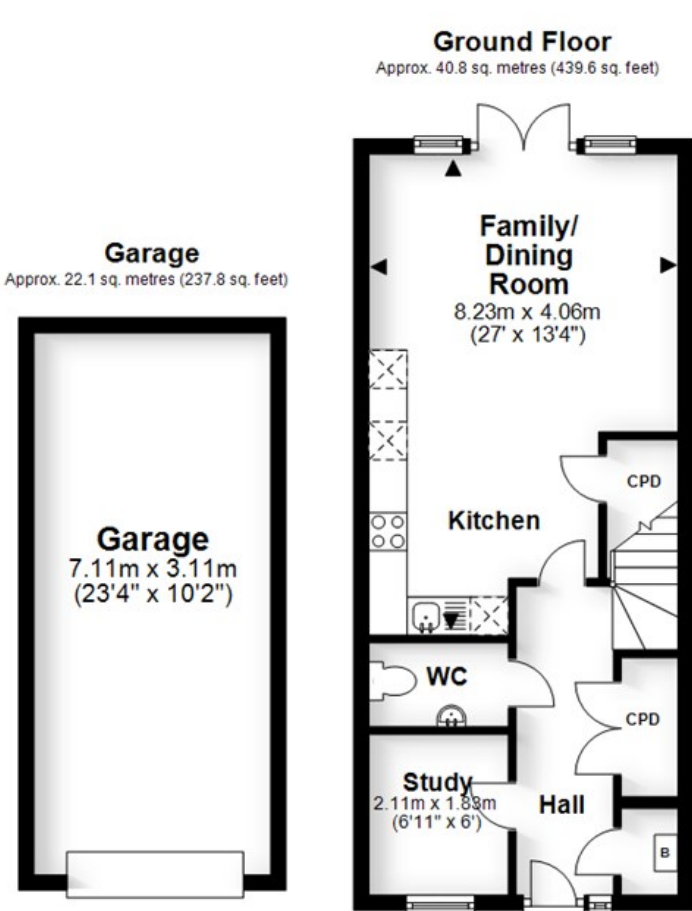
Council Tax Band: D

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.

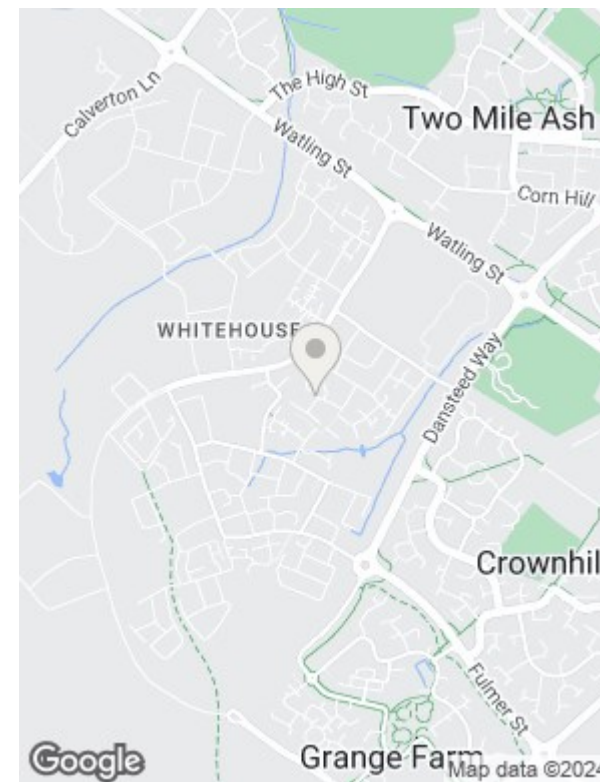






Total area: approx. 132.6 sq. metres (1427.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.



Viewing Arrangements

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		94
(81-91)	B	84	
(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	

